

## 49 Tuscany Meadows Common NW Calgary, Alberta

**MLS # A2220172**



# \$880,000

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,440 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Central air conditioning		

Welcome to 49 Tuscany Meadows Common NW — ideally located within walking distance to parks, schools, and scenic pathways. This immaculate home showcases true pride of ownership, featuring 5 bedrooms, 3.5 bathrooms, and over 3,560 sq. ft. of air-conditioned living space. The fully finished walk-out basement opens directly onto a greenbelt and walking path that connects you to Tuscany's beautiful parks and nearby schools. Step inside and you're greeted by a stunning 17-foot ceiling in the entryway, setting the tone for the elegance throughout. The main floor offers a spacious home office, a formal dining room that comfortably seats 6–8 guests, and a bright white kitchen with quartz countertops, a large island, walk-in pantry, and a generous breakfast nook. The Great Room features a cozy gas fireplace, making it perfect for relaxing or entertaining. Enjoy peaceful moments on the south-facing raised deck, where you can take in breathtaking views of COP and the Rocky Mountains — your own private retreat. Additional main floor highlights include a boot room/laundry area with access to your double car garage, and a 2-piece powder room for your guests. Upstairs, the extra-wide hardwood staircase leads to a large bonus room. At the back of the home, the primary suite offers peekaboo mountain views, a spacious 5-piece ensuite with double vanities and a corner soaker tub, and a walk-in closet. Two more sizable bedrooms and another 4-piece bathroom complete the upper level. The fully finished walk-out basement provides even more space, featuring two additional bedrooms, a 3-piece bathroom, a large storage room, and a 333 sq. ft. recreation room complete with custom shelving and a second gas fireplace. Step outside to your beautifully landscaped backyard oasis with a garden shed for storage. The back gate opens

directly onto a greenbelt and walking paths, offering easy access to local parks and schools. This well-maintained, move-in-ready home truly checks all the boxes. Tuscany is known for its blend of natural beauty and community amenities. Enjoy an outdoor splash park, skate park, pickleball courts, and a winter skating rink. You're also just minutes from local conveniences including a grocery store, hardware store, restaurants, and the Calgary Soccer Centre. Be sure to view the 3D virtual tour or contact your favorite Realtor to book a private showing today. This is your perfect turn-key opportunity in Tuscany!