

## 46 Tuscany Glen Way NW Calgary, Alberta

**MLS # A2251358**



**\$865,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                             |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 2,008 sq.ft.                        | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Yard                           |               |                   |

|                    |                                                                                                                                      |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco                                                                                                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | None                                                                                                                                 |                   |      |

Welcome to 46 Tuscany Glen Way NW - a beautifully maintained two-storey home nestled in the heart of Tuscany, perfectly situated between two elementary schools. This charming 4 bedroom, 3.5 bathroom residence offers a warm, inviting atmosphere with soft tones and a bright, open-concept layout. Gleaming hardwood floors lead you from the front entrance past a versatile flex room and into the heart of the home. The naturally lit kitchen is a true highlight, featuring stainless steel appliances, a central island, walk-through pantry, and a cozy dining nook surrounded by windows with direct access to the back deck &ndash; perfect for morning coffee or evening entertaining. The adjacent family room offers a welcoming space to relax, anchored by a stone-faced gas fireplace that adds warmth and character. Upstairs, the spacious primary suite features a walk-in closet and a bright and spacious 5-piece ensuite with dual vanities, an oversized shower, and a soaker tub. Two additional bright bedrooms share a generous main bath &ndash; ideal for growing families. The fully finished basement adds valuable living space, complete with a large recreation room, an additional bedroom, a full bathroom, and ample storage &ndash; perfect for guests, a home office, or family movie nights. This well-cared-for home offers a perfect blend of comfort, functionality, and style &ndash; all in a fantastic location close to schools, parks, and the many amenities of the sought-after Tuscany community. Don't miss the opportunity to own this beautiful home. Schedule your showing today and make it yours!