

127 Tuscany Hills Park NW
Calgary, Alberta

MLS # A2343954



\$659,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this exceptional family home, ideally situated on a desirable cul-de-sac in the heart of Tuscany. All Poly-B plumbing has been completely removed, offering valuable peace of mind for the next homeowner. The classic two-storey streetscape and inviting covered front entry create an excellent first impression, and the interior delivers just as beautifully. Newer luxury wide-plank vinyl flooring flows throughout the main level, enhancing the spacious, open feel of the home. The front dining room features an additional sitting area that could easily serve as a home office, reading nook, or flexible living space. The inviting living room is anchored by a beautiful stone-faced gas fireplace, creating a warm and welcoming atmosphere, while large windows overlook the lush, park-like backyard and bring the greenery indoors. The well-designed kitchen combines functionality with style, featuring an angled island with upgraded Sil-granite sink, pantry, dedicated desk area, and newer LG stainless steel appliances, including a sleek black-stainless microwave. The adjoining eating nook provides convenient access to the oversized entertainment deck and beautifully landscaped yard, creating an ideal setting for summer gatherings. Wired for hot tub. A main-floor laundry/mudroom and adjacent powder room complete the main level. Upstairs, the spacious primary retreat offers a peaceful escape, complemented by a spa-inspired five-piece ensuite featuring a skylight that fills the space with natural light. The open-concept bonus room showcases beautiful mountain views and could easily be converted into a fourth upper-level bedroom if desired. Two additional bedrooms are thoughtfully separated by a four-piece bathroom, while newer carpeting extends throughout the upper level. Tuscany is renowned as one of Calgary's most family-oriented communities, and this location

places you right in the centre of it all. Tuscany School, St. Basil School and Senator Patrick Burns High School are all within walking distance, while the Tuscany Club, skating rink, tennis courts and extensive year-round community programming are just minutes away. With quick access to Stoney Trail and Highway 1, commuting downtown or heading west to the mountains is effortless. A wonderful family home in an exceptional Tuscany location—this one is worth seeing!