

671 Tuscany Drive NW
Calgary, Alberta

MLS # A2348018

\$699,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, See Remarks		

Inclusions: Window Coverings

CERTIFIED PRE-OWNED HOME | ORIGINAL-OWNER BAYWEST HOME WITH MODERN UPGRADES & AN EXCEPTIONALLY WIDE LOT! Brought to you by its original owner, this thoughtfully designed home in desirable Tuscany combines timeless craftsmanship with modern efficiency and everyday convenience. Featuring over 2,300 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, a fully finished basement, a 2.4 kW solar system, and major mechanical upgrades, this home has been carefully maintained and updated with today's busy families and professionals in mind. Step inside to a welcoming entrance with generous double closets and an abundance of natural light from the oversized windows throughout. The spacious living room features a cozy gas fireplace, while the adjoining dining area flows into a functional kitchen with original oak cabinetry, updated flooring, and a custom walk-through pantry. Convenient main-floor laundry with built-in cabinetry, hardwood flooring, and thoughtful storage solutions make everyday living easier. Upstairs, the spacious primary retreat features a beautifully updated ensuite with a glass shower, a walk-in closet, and extensive custom storage with built-in shelving, drawers, and hanging space. Two additional generously sized bedrooms, including one with mountain views, and a full bathroom complete the upper level. The fully developed basement provides even more room to enjoy, with a spacious recreation room, a fourth bedroom, a full bathroom, additional storage, and brand-new carpeting. Major improvements include a high-efficiency two-stage furnace (2024), a tankless water heater with hot-water recirculation (2024), a roof replacement (2020), central air conditioning, and a 2.4 kW solar system with Enphase monitoring and ENMAX microgeneration. Additional conveniences include a Nest thermostat, video

doorbell, keyless entry, a built-in security system, central vacuum, and an irrigation system with a rain sensor. Outside, enjoy an exceptionally private, east-facing backyard surrounded by mature trees, complete with a concrete patio, fire pit, gas line, and fencing. The unusually wide conventional lot offers over 13 metres of frontage, the added benefit of a side lane, rear lane access, a double attached garage, and additional parking. Located in the sought-after community of Tuscany, you'll appreciate being within walking distance of schools, parks, pathways, shopping, and transit, along with convenient access to Crowchild Trail, Stoney Trail, and the mountains. BUY WITH MORE INFORMATION AND CONFIDENCE! As a Certified Pre-Owned Home, this property has undergone a professional pre-listing inspection, with the inspection report and detailed records of improvements and the property's current condition available upon request.