

3 Tuscany Meadows Crescent NW Calgary, Alberta

MLS # A2353618

\$750,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,199 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped.		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement Fridge & Freezer, refrigerator in the kitchen, BBQ, Wall Decal in Dining Room and Primary Bedroom, Dining Table & Chairs, China Hutch, Washer & Dryer, Garage Remote Controls (2), Shelves, Metal Cabinets Vice Grinder (in hobby shop room)

This walkout bungalow in Tuscany has been cherished by its original owners, growing alongside their family through years of memories, from locking the door for extended trips to Hawaii to returning home to welcome grandchildren and hosting Christmas get togethers. Backing onto a walking path with sunny southern exposure and views of the Rocky Mountains, it's a setting that feels special in every season. Inside, nearly 2,300 square feet of developed living space across two levels offers the comfort and ease that make bungalow living so appealing. Vaulted ceilings and generous windows fill the main living areas with natural light, creating an inviting sense of openness. The kitchen features traditional raised-panel oak cabinetry, crisp white granite countertops, a central island, and a dedicated pantry. Just beyond, the dining nook enjoys beautiful southern sunlight and opens directly onto the back deck, making it easy to take meals and gatherings outdoors. Thoughtfully upgraded with glass inserts to preserve the mountain views, the deck has been a favourite gathering place for years. Below, the garden has been lovingly tended through countless seasons, creating an outdoor space that has been enjoyed just as much as the home itself. Back inside, the living room offers a comfortable place to unwind beside the corner fireplace to work on a puzzle, and when the day winds down the main-floor primary bedroom provides a peaceful retreat with a walk-in closet and private three-piece ensuite. A separate library is a particularly lovely addition, offering a dedicated space for reading, working from home, or enjoying a favourite hobby. Main-floor laundry, a powder room, and direct access to the attached double garage add to the everyday convenience of bungalow living on this level. Downstairs, the developed walkout level offers room to spread out without

sacrificing the ease of having everything you need on the main floor. The generous recreation room, complete with built-in shelving, is ideal for movie nights, family visits, or simply relaxing at the end of the day. An additional bedroom and full four-piece bathroom provide comfortable accommodations for overnight guests, while the spacious layout offers flexibility for a potential additional bedroom. Substantial storage and a small hobby workshop add even more practicality to this space. The care invested in this home extends beyond its living spaces, with attention to the roof and recent furnace servicing records. But perhaps what makes this property most special is the lifestyle it offers. Morning coffee with the mountains in view, afternoons spent tending the garden, evening walks along the pathway exchanging hellos with familiar faces, and plenty of room to welcome the people who matter most. After years of being a wonderful place for one family to call home, it's ready for its next chapter.