

707 Tuscany Drive NW
Calgary, Alberta**MLS # A2354222****\$660,000**

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,629 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub		

Inclusions: n/a

Welcome to 707 Tuscany Drive NW! Discover comfortable family living in the desirable northwest community of Tuscany. The main floor offers a welcoming living room highlighted by a cozy corner fireplace, creating the perfect setting for relaxing evenings. The dining area flows into a bright kitchen featuring stainless steel appliances, while sliding glass doors provide easy access to the back patio and fully fenced backyard – ideal for outdoor entertaining, summer barbecues, or enjoying time with family and friends. A convenient two-piece bathroom and main-floor laundry room complete this functional level. The upper level offers a spacious and functional layout, perfect for families. The primary bedroom is a comfortable retreat, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms provide plenty of space for family, guests, or a home office, while a second 4-piece bathroom adds convenience for busy households. A large family room offers the perfect place to unwind, enjoy movie nights, or spend quality time together. The home also features a double garage, air-conditioning was added in June 2025 and the roof freshly shingled in September 2025. With inviting living spaces, a practical layout, and a private backyard, this home offers a wonderful opportunity to enjoy family living in the established community of Tuscany, with its parks, pathways, and community amenities. A great place to call home!