



GRASSROOTS

REALTY GROUP

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**62 Tuscany Hills Park NW
Calgary, Alberta**

MLS # A2307179



\$729,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters		

Inclusions: TV mount x2, Murphy bed and mattress

****OPEN HOUSE SATURDAY 1-3PM**** Nestled in the heart of Tuscany, this masterfully renovated two-story home with 4 bedrooms is a rare find that balances sophisticated modern design with the warmth of a true family sanctuary. From the moment you step onto the elegant wide-plank hardwood floors, the home breathes with a fresh, contemporary energy. The main floor is anchored by a cozy fireplace—redesigned in 2023—creating an inviting focal point for snowy Alberta evenings, while the expansive new windows installed in 2024 flood every room with natural light and frame those iconic, jagged peaks of the Rocky Mountains. The home’s culinary heart was completely reimagined in 2025, evolving into a chef’s masterpiece that feels both sleek and soulful. Imagine preparing meals on crisp quartz countertops, surrounded by streamlined contemporary cabinetry and a designer backsplash that adds a touch of artistry to your morning coffee. The corner pantry provides the practical space a busy family needs, while the brand-new 2025 appliances ensure every dinner party is effortless. This level of aesthetic beauty is matched only by the home’s structural integrity; with the furnace, hot water tank, water softener, and windows all recently replaced, and the critical removal of Poly-B plumbing, this is a residence that offers total peace of mind. Beyond the front door is a welcoming large entrance, a living space perfect for a home office, flex room play space, and 4th bedroom. A family friendly large flat backyard with rare alley access! You are perfectly positioned just steps away from Tuscany’s pristine green spaces, amenities, the Tuscany Club, and the winding bike paths that define this vibrant community. The convenience is unmatched for families, with local schools located mere minutes away, allowing for a

slower, more intentional pace of life. Whether you are watching the sunset over the mountains from your primary suite or hosting friends in your light-filled open-concept living area, this home represents a perfect harmony of modern luxury and the Great Outdoors.