



GRASSROOTS

REALTY GROUP

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**128 Tuscany Vista Crescent NW
Calgary, Alberta**

MLS # A2308073



\$799,900

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|------------------|--|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,688 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Private, Treed, Views | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows | | |
| Inclusions: | Downstairs Tv & Speakers | | |

Set on a quiet crescent in Tuscany, this beautifully updated 3 bedroom, 3.5 bathroom two-storey home offers over 2,500 sq. ft. of developed living space on a large southwest-facing pie lot, and blends modern comfort with the feel of a mountain retreat in the city. The main floor includes a bright living room with vaulted ceilings accented by wooden beams, a cozy gas fireplace, and a chef's kitchen with maple cabinetry, granite countertops with waterfall edge, a large island with breakfast bar, newer stainless steel appliances, double ovens, induction cooktop, and pantry. A separate dining area, main-floor den, laundry room, and 9 ft ceilings complete the level. Upstairs offers a spacious primary bedroom with a walk-in closet and a spa-inspired ensuite featuring double sinks, a walk-in shower, and a soaker tub. Two additional bedrooms and a 4-piece bathroom complete the upper floor. The fully developed lower level is designed for entertaining, offering a large family room/home theatre area with fireplace, a bar with beverage fridge & built-in wine storage, a wet bar, a 3-piece bathroom, and a utility room. The park-like back yard with partial mountain views features an expansive wraparound deck, a retractable awning, a stone-clad outdoor fireplace, gas BBQ hookup, mature landscaping, raised garden beds, mature trees for privacy, a pond, and a grassy area ideal for kids or pets. The insulated double attached garage features 220 power, a workbench, air compressor, and extra storage. Additional upgrades include central A/C and Trimlight exterior accent lighting. Located in highly sought-after Tuscany, the home offers quick access to Stoney Trail, the LRT, schools, parks, playgrounds, and the Tuscany Club. Tuscany Market is minutes away, with Crowfoot Centre providing additional shopping, dining, and transit options. Nearby amenities include ravine pathways, pickle

ball courts, the community splash park, and year-round recreation at the Rocky Ridge YMCA. Downtown Calgary is approximately 20 minutes away, with convenient access to the Trans-Canada Highway for trips to the Rockies.