



**GRASSROOTS**

REALTY GROUP

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**34 Tuscany Meadows Drive NW  
Calgary, Alberta**

**MLS # A2315954**

**\$739,900**



<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

(OPEN HOUSE Saturday June 6 and Sunday June 7 from 1:00 to 4:00 pm) Beautifully maintained, move-in ready, and thoughtfully designed for family living, this Tuscany home delivers the comfort, space, and everyday functionality you are looking for. With 3 bedrooms, 3.5 bathrooms, a bright open floor plan, and stylish new LVP flooring installed in 2024 throughout most of the home, it feels fresh, welcoming, and easy to live in from the moment you walk in. The main floor offers a warm and inviting living room with a corner fireplace. The spacious dining area with patio doors opens to the large back deck. The highly functional kitchen is designed for busy households featuring maple cabinetry, sleek black appliances, a corner pantry, generous counter space, and a large center island with breakfast bar seating making this the natural gathering place of the home. Upstairs, the bonus room is a true standout. The custom built entertainment center offers room for a large screen TV, with pull-outs and cabinetry on both sides - perfect for movie nights, game days, or relaxed family time. The spacious primary retreat easily accommodates a king-sized bed and features a custom corner built-in, walk-in closet, and private 4-piece ensuite with a relaxing corner soaker tub. Two additional generously sized bedrooms or your growing family and a full 4-piece bathroom complete the upper level. The fully finished basement adds even more room to live and entertain, with a large family room, custom wet bar with beverage fridge and cabinetry, 3-piece bathroom, excellent storage, and a rough-in for a future gas fireplace. There is also a unique recessed space beside the bar designed for a potential aquarium feature, a fun opportunity to create a real focal point. Clever details throughout the home include a hidden broom closet tucked into the basement stairwell and a custom cat

run connecting the main floor laundry area to the basement utility room. Outside, enjoy a landscaped backyard with a large deck and garden shed, while the double attached garage offers a workbench and built-in storage for added practicality. Set in sought-after Tuscany, this home is close to schools, parks, pathways, shopping, and major roadways. Residents may also enjoy access to the Tuscany Club through the Tuscany Residents Association, with amenities such as a clubhouse, gymnasium, fitness center, splash park, tennis and pickleball and basketball/lacrosse courts, skate park, winter skating, and year-round community programming. Tuscany is also known for its beautiful ravines, Twelve Mile Coulee trails, landscaped community spaces, and proximity to the Shane Homes YMCA. This is a warm, functional, family-friendly home in one of northwest Calgary's most established and loved communities - the kind of home that simply makes daily life work better.