



GRASSROOTS

REALTY GROUP

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**18 Tuscany Hills Crescent NW
Calgary, Alberta**

MLS # A2318021



\$849,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in the highly sought-after, family-oriented community of Tuscany, just moments from top-rated schools and the community clubhouse, this beautifully maintained walkout residence blends timeless elegance with everyday comfort. rich hardwood flooring, and a striking spiral staircase create an impressive first impression, while the dramatic open-to-above living room is bathed in natural light and seamlessly connects to an inviting dining area and a spacious family room anchored by a cozy fireplace. The well-appointed kitchen showcases granite countertops, stainless steel appliances, and generous workspace for both entertaining and daily living. Upstairs, the luxurious primary retreat features an upgraded spa-inspired ensuite, complemented by two additional generously sized bedrooms and a beautifully updated 4-piece bathroom. The fully finished walkout lower level expands the living space with an additional bedroom and a 4-piece bath, ideal for guests, extended family, or a private home office. Outside, concrete side stairs lead to a private concrete patio overlooking the meticulously landscaped backyard, creating an exceptional outdoor setting for relaxation and entertaining. Complete with central air conditioning and an attached double garage, this exceptional home offers refined living in one of Calgary's most desirable northwest communities.