



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**132 Tuscany Meadows Common NW
Calgary, Alberta**

MLS # A2319582



\$734,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Many Trees, No Back Lane, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE SAT JUNE 13, 1-3PM**** Searching for a move in ready home within a 1 minute walk of Tuscany School? This beautifully finished two storey offers 2,166 sq. ft. of developed livable space, a soaring vaulted bonus room, and a private east backing yard with mature landscaping. Located on a quiet street just steps from parks, pathways & school, this exceptional home has been thoughtfully updated for modern family living. The stunning kitchen renovation showcases a custom island, extended maple cabinetry, granite countertops, and upgraded stainless steel appliances. From the kitchen window, parents can conveniently watch children enjoying the secure backyard playset, creating peace of mind and everyday convenience. Hardwood flooring, central air conditioning, and an oversized garage further enhance the home's appeal. The open concept main level features a welcoming great room with a corner fireplace, a bright dining nook, and patio doors leading to the deck and flat landscaped yard. Upstairs, the spacious bonus room impresses with soaring vaulted ceilings and a custom built in entertainment centre, providing an ideal gathering space for family and friends. The primary suite includes a full ensuite with shower and upgraded granite vanity, while the additional bedrooms offer plenty of space for a growing family. The fully developed basement adds versatility with a large recreation room, an additional bathroom, and flexible space for a home office, guest room, or future bedroom. Outside, mature trees and established foliage create a peaceful and private backyard retreat, making it easy to relax or entertain in comfort. With quality upgrades throughout, and an unbeatable location just moments from Tuscany School, parks, and pathways, this stunning executive home offers an exceptional opportunity to enjoy one of

northwest Calgary's most sought after communities.