



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

MLS # A2319941



\$679,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,559 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound		

Inclusions: All curtain rods, remaining drapes, all shelving in the garage, refrigerator in garage (as-is)

Welcome to this beautifully maintained and thoughtfully updated home, where comfort, functionality, and natural light create an inviting living experience. Significant recent improvements, including a newer roof, triple-pane windows, furnace, hot water tank, garage door, and driveway, provide added peace of mind and long-term value. From the moment you step inside gorgeous hardwood flooring and abundant natural light flows throughout the main level, adding warmth and timeless elegance. Just off the front entrance, the formal dining area provides the perfect setting for family dinners, holiday gatherings, or entertaining guests. At the heart of the home is the bright and open kitchen, thoughtfully designed with both style and practicality in mind. Beautiful quartz countertops complement the sleek stainless steel appliances, while the touchless water system adds modern convenience. Adjacent to the kitchen is a sunny breakfast nook where you can step directly onto the rear deck, creating the seamless indoor-outdoor living experience. The main level also features a convenient 2-piece powder room for guests, along with a practical laundry and mud room that helps keep daily life organized. Upstairs, you will find three well-sized bedrooms. The primary bedroom features a large walk-in closet and a luxurious 4-piece ensuite bathroom complete with a relaxing soaking tub, dedicated vanity space, and plenty of room to unwind after a long day. Two additional bedrooms provide comfortable accommodations for family members, guests, or a home office setup, along with a well-appointed 4-piece bathroom. The basement is partially finished, offering flexibility for future development while already providing additional usable space. Whether you envision a recreation room, home gym, media area, or additional storage, this level presents excellent potential to customize according to

your needs. Step outside and discover a beautifully landscaped backyard designed for relaxation and enjoyment. The fully fenced yard offers privacy and security, while the spacious deck provides the perfect setting for outdoor dining, barbecues, and entertaining. The newer driveway enhances both curb appeal and functionality, while the mature landscaping creates a welcoming outdoor oasis that can be enjoyed throughout the seasons. With its bright open layout, abundant natural light enhanced by energy-efficient triple-pane windows, elegant finishes, and inviting outdoor living areas, this home offers an exceptional opportunity for comfortable family living in a beautiful setting. Combining style, convenience, and future potential—with major mechanical and exterior updates already completed—it is a property that truly feels like home from the moment you walk through the door.