



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

**MLS # A2319945**



**\$699,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Deck awning

Welcome to this beautifully designed home that blends spacious living, timeless finishes, and breathtaking mountain views. From the moment you step inside, you are greeted by an impressive open-to-below front entrance that creates a grand sense of arrival. Rich hardwood flooring flows throughout the main level, adding warmth and elegance while complementing the abundance of natural light streaming through the home's massive windows. The main floor has been thoughtfully designed for both everyday living and entertaining. A convenient 2-piece powder room is ideally located for guests, while the expansive windows throughout the level showcase the stunning west-facing mountain views and fill the home with sunshine throughout the day. At the heart of the home is the bright and inviting kitchen. Featuring a functional open-concept design, it offers a large central island that provides ample prep space and serves as a gathering place for family and friends. Stainless steel appliances, granite countertops, and a spacious pantry. Adjacent to the kitchen is a sunny breakfast eating area with direct access to the back deck, creating the perfect spot to enjoy your morning coffee or casual family meals while taking in the surrounding views. Large windows create a bright and welcoming atmosphere, while convenient access to the expansive back deck allows for seamless indoor-outdoor entertaining. Upstairs features two well-sized secondary bedrooms provide comfortable accommodations for family members or guests and share a beautifully appointed 3-piece bathroom. The spacious primary positioned to capture spectacular west-facing mountain views, this serene space is filled with natural light and offers plenty of room to unwind. A large closet provides excellent storage and organization, while the luxurious 4-piece ensuite bathroom features a relaxing

soaking tub, dedicated vanity space, and everything needed to create a spa-like experience at home. The fully developed basement expands the home's living space even further. A large recreation room creates the perfect setting for movie nights, family gatherings, or a games area. The cozy gas fireplace adds warmth and character, making this a comfortable space to enjoy year-round. From here, convenient walkout access leads directly to the backyard, seamlessly connecting indoor and outdoor living. The lower level also offers abundant storage space. Outside, the backyard provides a peaceful retreat with a patio area perfect for relaxing, dining outdoors, or entertaining guests. Combined with the large back deck above, the outdoor spaces offer multiple options for enjoying the fresh air and beautiful surroundings. With its bright open layout, quality finishes, exceptional natural light, stunning mountain views, and versatile living spaces throughout, this home offers an outstanding opportunity to enjoy comfort, functionality, and everyday luxury in a truly remarkable setting.