



10272 Tuscany Hills Way
Calgary, Alberta

MLS # A2322560



\$755,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,413 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: ALL ATTACHED AND UNATTACHED GOODS ARE SOLD AS-IS WHERE-IS.

10272 Tuscany Hills Way NW offers the kind of bungalow layout that buyers rarely want to leave: bright, spacious, and thoughtfully designed for everyday living and entertaining. Built in 1998 and offering 1,413 sq ft, this 3 bedroom, 3 bathroom home features a fully developed walkout basement and a location that truly stands out, backing onto a back lane pathway connected to an environmental park and off-leash area. The main floor is filled with natural light and showcases a stunning vaulted ceiling, creating an open and welcoming atmosphere that is perfect for family gatherings or hosting guests. You'll also find a generous office space, ideal for working from home, along with two bedrooms and two full bathrooms for convenient main floor living. Downstairs, the fully developed walkout basement adds exceptional flexibility with a large open rec room that can be tailored to suit your lifestyle, whether you envision a home gym, media space, playroom, or hobby area. With direct backyard access, plus an additional bedroom and full bathroom, the lower level is perfect for guests, teens, or extended family. Key updates include an updated furnace and air conditioning unit, adding comfort and peace of mind. With its versatile floor plan, walkout basement, and desirable setting near pathways and green space, this is a home that combines comfort, function, and location. One of the best parts of living in Tuscany is the balance of nature, family-friendly amenities, and everyday convenience. It is known for its scenic walking paths, access to parks and ravines, and a strong community feel that appeals to families, professionals, and downsizers alike. Residents also love the Tuscany Club, nearby schools, shopping, and the easy access to major routes for getting around Calgary or heading west to the mountains.