



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

MLS # A2323946



\$704,900

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:	NA		

Perfectly positioned just a one-minute walk from Tuscany School, this beautifully maintained family home offers over 2,166 sq. ft. of developed living space, thoughtful upgrades throughout, and a private east-facing backyard surrounded by mature landscaping. Nestled on a quiet street steps from parks, pathways, and playgrounds, this move-in-ready two-storey has been designed with both comfort and functionality in mind. The heart of the home is the extensively renovated kitchen, featuring a large custom island, extended maple cabinetry, granite countertops, and upgraded stainless steel appliances. From the kitchen sink, parents can easily keep an eye on children enjoying the backyard playset, making everyday family life both practical and enjoyable. The bright and inviting main floor showcases hardwood flooring, central air conditioning, and an open-concept layout ideal for entertaining. A cozy corner fireplace anchors the spacious great room, while the dining area overlooks the backyard and provides direct access to the deck through patio doors. Upstairs, the impressive vaulted bonus room creates the perfect space for movie nights, family gatherings, or relaxing after a busy day. Complete with soaring ceilings and a custom built-in entertainment centre, it truly sets this home apart. The generous primary retreat features a full ensuite with shower and an upgraded granite vanity, while two additional bedrooms provide ample space for children, guests, or a home office. The fully developed basement extends the living space even further with a large recreation room, an additional bathroom, and flexible areas that can easily accommodate a home office, guest space, fitness room, or future bedroom. Outside, the flat east-facing yard offers exceptional privacy thanks to mature trees and established landscaping, creating a peaceful setting for outdoor

living and entertaining. An oversized garage provides additional storage and functionality, while the home's many upgrades ensure comfort and convenience year-round. Combining a prime location, quality renovations, and an exceptional family-friendly layout, this outstanding Tuscany home presents a rare opportunity to live within steps of Tuscany School while enjoying one of Northwest Calgary's most desirable communities.