



GRASSROOTS

REALTY GROUP

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**156 Tuscany Meadows Close NW
Calgary, Alberta**

MLS # A2324970



\$732,500

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,827 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Skylight(s)		

Inclusions: N/A

Welcome to the one you've been waiting for! Offering over 2,500 sq. ft. of developed living space, 3 bedrooms, 2.5 bathrooms, a fully finished basement, and an oversized 25' x 24' heated garage with extra insulation, this home sits on a large corner pie lot and no sidewalk to shovel, a new roof (2023), quick access out of the community, and an unbeatable location close to schools, parks, and pathways. Step inside to a bright, open-concept main floor including hardwood floors, a cozy gas fireplace, and large windows create a warm and inviting living space that's perfect for entertaining. The kitchen features timeless maple cabinetry, beautiful granite countertops, stainless steel appliances, and a spacious dining area overlooking the backyard. Outside, you'll love the private, landscaped yard complete with mature trees, a large deck, stone patio, and firepit perfect for summer BBQs, evening gatherings, or simply relaxing after a long day. Planning to add a hot tub? The electrical hookup is already in place, making it easy to create your own backyard retreat. Upstairs, the spacious primary bedroom offers a walk-in closet, a private ensuite featuring a jetted soaker tub and skylight. Two additional generously sized bedrooms, a full bathroom, and an impressive bonus room provide plenty of space for growing families, movie nights, or a home office. The fully finished basement adds even more versatile living space, ideal for a recreation room, home gym, playroom, or media area. The oversized attached garage offers exceptional space for vehicles, storage, or hobbies and is already equipped with 220V power, making it ideal for workshop equipment, or future projects. Location is everything, and this home delivers. Walk to both public and Catholic elementary schools, nearby playgrounds, and Tuscany's extensive pathway system. Commuting is effortless with quick access to

Stoney Trail and Crowchild Trail, making downtown Calgary easily accessible by car or via the nearby Tuscany LRT Station. And when the weekend arrives, you're perfectly positioned for a quick escape to the mountains.