



**GRASSROOTS**  
REALTY GROUP

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40 Tuscany Glen Road NW  
Calgary, Alberta

MLS # A2327792



**\$890,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,337 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, No Back Lane, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Stone Counters		

**Inclusions:** NA

Welcome to 40 Tuscany Glen Road NW, a beautifully maintained family home in one of Calgary's most sought-after communities. Offering 3 bedrooms, 2.5 bathrooms, and a spacious bonus room, this home provides the perfect combination of comfort, functionality, and style. The bright and inviting main floor features an open-concept layout designed for everyday living and entertaining. The spacious kitchen offers plenty of cabinetry and workspace, flowing seamlessly into the dining area and cozy living room. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a private ensuite, along with a large bonus room that's perfect for family movie nights, a playroom, or a home office. Step outside to one of this home's standout features—a beautifully landscaped, private backyard. Surrounded by mature trees, it's the perfect place to relax, entertain friends, or enjoy summer evenings in your own peaceful oasis. Located close to excellent schools, parks, playgrounds, walking paths, shopping, and all the amenities Tuscany has to offer, with quick access to Stoney Trail and Crowchild Trail, this exceptional home is ready for its next family. Don't miss your opportunity to make 40 Tuscany Glen Road NW your new home!