



GRASSROOTS
REALTY GROUP

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22 Tuscany Estates Crescent NW
Calgary, Alberta

MLS # A2336766



\$1,299,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,875 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound		
Inclusions:	n/a		

Stunning Custom Built Walk Out Bungalow Backing onto a Green Space! With over 3700 sqft. of living space, this meticulously designed home has been thoughtfully planned out from top to bottom. As you enter this beautiful home you are greeted with the large bright windows looking out onto stunning views. The great room features a magnificent stone fireplace great to cozy up to on those winter days. The chef's dream kitchen features double ovens, a gas cooktop, and plenty of storage in the beautiful custom cabinetry throughout. A convenient walk-through pantry allows groceries to be easily brought in from the garage. There is easy access to the large balcony right off the kitchen eat in area which is great for entertaining or relaxing and enjoying the views. There is plenty of space out on the balcony for a sitting area and large table. Closer to the entrance of the home, there is a formal dining room with double doors that could be used as an office as well if needed. The spacious primary bedroom is a retreat with it's large bright windows overlooking the beautiful views. The ensuite features a relaxing soaking tub, steam shower and large double vanity. There is plenty of room in the spacious walk-in closet as well. A conveniently built office nook, a two piece powder room and large mud room complete the upper level. The fully finished walk-out lower level is an entertainer's paradise, featuring a spacious family room with a great sit up bar area with it's own large pantry. Two additional bedrooms on the lower level, each with walk-in closets and a sink and vanity for added convenience. Easily walk-out onto the lower-level patio and notice the meticulously landscaped, low-maintenance grounds with zoned irrigation. Relax in the hot tub with extended deck overlooking the beautiful views. The professionally designed rock features and the stone firepit area are a beautiful

addition to this backyard. The exterior has been newly painted and the garage has been recently framed in. Laundry is in lower level, but there is a space to put an additional washer/dryer on the main floor in the mud room as well if needed. The home sits on a quiet street with easy access to shopping and schools. Come and see it to appreciate all it's custom features.