



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108 Tuscany Estates Close NW
Calgary, Alberta

MLS # A2338244



\$949,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,323 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Storage Shed		

Welcome to this beautifully appointed family home, ideally situated on a quiet street in one of Calgary's most sought-after communities—Tuscany Estates. With over 3,000 sq. ft. this spacious property offers an inviting layout designed for comfortable family living and entertaining. Step inside to a dramatic open-to-below foyer that sets the tone for the bright and inviting main level. Large windows and an open-concept layout fill the home with natural light, creating a warm and welcoming atmosphere throughout. The spacious kitchen is designed for both family living and entertaining, featuring rich maple cabinetry, granite countertops, a central island, corner pantry, and abundant storage. Overlooking the dining area and great room, the kitchen enjoys beautiful sightlines to the southwest-facing backyard. The great room is anchored by a cozy gas fireplace, creating the perfect gathering space. A private main-floor office with French doors provides a quiet workspace, while the convenient laundry/mudroom off the garage and two-piece powder room add everyday practicality. An open staircase with natural wood and iron spindle railings leads to the upper level, where a versatile bonus room with vaulted ceilings offers the perfect space for movie nights, a playroom, or a second family gathering area. The generously sized primary suite features a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, an oversized soaker tub, and a walk-in shower. Two additional spacious bedrooms and a full bathroom complete the upper level. The fully developed lower level provides even more room for family and guests, with a large recreation area, fourth bedroom, additional flex/office space, and a full bathroom featuring a jetted soaker tub and walk-in shower. Excellent storage throughout the home ensures plenty of space to stay organized. Outside, the

large private lot with sunny southwest exposure is a true highlight. The two-tiered deck with pergola creates an inviting setting for outdoor dining, relaxing, and entertaining, with a newer poured concrete walkway that wraps around the home and the extended driveway provides parking for up to three vehicles. Mature landscaping, including apple and pear trees, lush lawn, and a large storage shed complete the backyard oasis. Newer painted walls throughout and move-in ready, this home is situated on an exceptionally quiet, family-oriented street with local traffic only—an ideal setting for children to play and families to enjoy the neighbourhood. Parks, pathways, schools, and everyday amenities are all within walking distance. Warm, spacious, practical, and beautifully maintained, this exceptional Tuscany Estates home offers the ideal combination of comfort and elegance in a highly desirable Calgary community. A rare opportunity to make a remarkable property your own.