



GRASSROOTS
REALTY GROUP

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128 Tuscany Hills Close NW
Calgary, Alberta

MLS # A2343662



\$755,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,929 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Garden, Greenbelt, No Neighbours Behind, Pie Shaped Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, See Remarks, Storage		

Inclusions: window blinds only.

****NEW PRICE**** Nothing has come available on Tuscany Hills Close in over a year, so if you've been waiting for a way into this pocket of Tuscany, this is it. This home sits on a quiet cul-de-sac on a pie shaped lot that backs onto a walking path. Inside there's over 2,700 sq ft of developed living space across three levels, which in practice means the kids can have the basement, you can have the bonus room, and nobody has to share. Step inside and the dining room is on your right, sized for a real table and the holidays you actually host. Ahead, the living room opens up with big windows that pull light through most of the day. The kitchen is right there with a corner pantry, island, and a breakfast nook that looks out over the yard, so whoever's cooking is still part of the conversation. Out the back door is where this house sells itself: a large deck, a big fenced yard with room to actually use it, and a fire pit that will get more use than anything else you own come summer. Back inside, the main floor finishes with laundry you don't have to haul downstairs and a door straight into the double attached garage. Upstairs, the bonus room is the one people don't expect. It features vaulted ceilings and a fireplace, and it sits at the southwest facing front of the house, so it takes sun late into the evening. Movie room, playroom, office, take your pick. The primary sits at the back with a walk-in closet that fits both of you and a full ensuite. Two more bedrooms and another full bath down the hall mean no one's negotiating for counter space on a school morning. Downstairs is fully developed and genuinely usable, not just drywalled. A large rec room, another bedroom, a full bath, and a dedicated storage room so the seasonal stuff isn't living in the garage. Then there's Tuscany itself. Tuscany Market covers groceries and the everyday runs, with Crowfoot Crossing, Royal Oak Centre and Market Mall all a

short drive. Tuscany School, Eric Harvie School and Twelve Mile Coulee School are all in-community and St. Basil is close by. The ravine pathways and Twelve Mile Coulee Natural Park start at your back gate, the Tuscany Club and LRT station are minutes away, and Stoney Trail puts the mountains within an easy Saturday. Streets like this don't open up often. Don't hesitate, book your showing today.