



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

93 Tuscany Meadows Common NW
Calgary, Alberta

MLS # A2344312



\$899,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Bonus room TV mount, Alarm system, Garage door opener, Basement TV, Basement fridge (as is)

Welcome to this beautifully maintained home in Tuscany, one of Calgary's most desirable communities, ideally located close to parks, schools, shopping, and everyday amenities. A double attached garage, newer furnace, underground sprinkler system, and newer triple-pane windows on the main and upper levels add comfort and lasting value. The open-concept main floor is bright and inviting, beginning with a dramatic open-to-below front entrance. The kitchen features stainless steel appliances, a newer refrigerator, pantry, central island, and seamless flow into the dining and living areas. The spacious living room is anchored by a gas fireplace with a stone surround and wood mantle, while a large west-facing window captures beautiful natural light and mountain views. The adjacent dining area opens through sliding glass doors onto an expansive west-facing deck—the perfect place to relax, entertain, and enjoy Calgary's unforgettable sunsets. A second dining room, convenient two-piece bathroom, and laundry room with a utility sink complete the main level. Upstairs, a bright bonus room with numerous windows provides additional space for family gatherings, movie nights, or a children's play area. Two generously sized bedrooms share a three-piece bathroom, while the spacious primary retreat includes a private five-piece ensuite. The fully developed lower level offers even more flexible living space, featuring a large family room, a three-piece bathroom, and a private office behind French doors. Walkout access leads directly to the backyard, extending the home's living and entertaining space outdoors. With its functional layout, thoughtful upgrades, mountain views, walkout basement, and sought-after Tuscany location, this property offers an exceptional opportunity to enjoy northwest Calgary living.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX First. Information is believed to be reliable but not guaranteed.