



GRASSROOTS
REALTY GROUP

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18 Tuscany Meadows Heights NW Calgary, Alberta

MLS # A2347624



\$815,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,514 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Vaulted Ceiling(s)		

Inclusions: Exercise equipment, Barbecue, Garage benches, shelves, ladders, tool box, dining table with six chairs, leather sofa in the living room and small freezer in the laundry room

Welcome to this exceptional 5-bedroom, 3-bathroom detached home nestled directly onto a beautiful green space—a path—in the highly sought-after Tuscany community. Spanning 2,715 square feet of meticulously developed living space, including 1,514 square feet above grade per RMS standards, this beautifully maintained bi-level layout offers unparalleled flexibility. It's perfect for growing families, multi-generational living, or a premium work-from-home setup. The covered deck adds to the appeal. Step inside to a bright, airy main level with soaring vaulted ceilings and expansive windows that flood the home with natural light. The highly functional layout seamlessly flows into a spacious kitchen and dining area, perfect for enjoying peaceful views of the green belt behind. Upstairs, discover a relaxing master retreat, accompanied by a generous bedroom with a walking closet and an air jet tub. The corian solid surface kitchen and bathrooms countertops provide a sleek, minimalist aesthetic with high everyday functionality. They feature feathering-in seams, non-porous hygiene, and integrated sink capabilities that optimize modern kitchen design. This house emphasizes bright, durable, and clean aesthetics, combining the practical elegance and artistry of high-end ceramic tiles with the maple wood. The fully finished lower levels maximize your living space. These expansive family recreation rooms feature a gas fireplace and built-in wet bar, while the theatre room boasts a built-in surround sound system and gym. The ceramic flooring and subfloor water heating system create a comfortable and warm atmosphere for daily family use, parties, or other entertainments. Additional lower-level features include two large bedrooms with egress windows and a full bathroom with a steam room. The entire house is cooled during the hot summer with

air conditioning. Outdoor living at its finest awaits you in this exceptional property. Your private backyard opens directly onto Tuscany's serene walking trails and expansive green spaces, offering unparalleled privacy with no neighbours directly behind. The front and back yards have an underground self-draining sprinkler system. This system eliminates the need for yearly drainage maintenance before winter. Just a few hundred meters away, you'll find the ravine areas, home to over 170 acres of environmentally protected natural reserves. These reserves feature winding coulees and extensive paved and unpaved bike paths, seamlessly integrated with the Twelve Mile Coulee Natural Environment Park. Peace of mind is further enhanced by a fully replaced roof in 2014 and a spacious front-attached double garage. Conveniently located just minutes from the Tuscany CTrain station, the Tuscany Club, and top-rated local schools like Tuscany School, Eric Harvie, and St. Basil, this unbeatable location is a rare opportunity to own a premium lot in NW Calgary's beloved family hub. Some photos are virtually staged.