

10 Tuscany Meadows Drive NW  
Calgary, Alberta

MLS # A2178052



**\$715,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,637 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-C1N

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, Open Floorplan, Pantry

**Inclusions:** Hot Tub

Situated in the heart of Tuscany proper this home as been thoughtfully updated and is now ready for its next family. Featuring 3+1 beds/3.5 bath vaulted bonus room and developed basement, this is a full-size home! The open concept great room is exactly what you've been hoping for; the living room easily accommodates your furnishings and is accented with a cozy corner fireplace while the updated kitchen is complete with a large island, breakfast bar, upgraded appliance package (new fridge, stove and dishwasher) and corner pantry along with adjacent generous sized dining nook. Upstairs, the primary bedroom accommodates your furnishings with 4-piece ensuite and custom walk-in closet. Two other very well-proportioned bedrooms share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room, 3-piece bathroom, 4th bedroom and ample storage The private, spacious backyard offers plenty of room to kick a ball or let the dog play along with a large composite deck offers a gazebo with new sunshade canvas along with an adjacent custom built sun room containing an 8-person J-480 hot tub with views of the built-in stone firepit. Upgrades include: New hot water tank (2019), shingles (2016), premium fencing (2023), the driveway has been widened, all faucets replaced in the home, LED lightbulbs and a fresh coat of paint throughout. There is no carpet in the house with gorgeous hardwood flooring + tiles on the main and upper floors and LVP in the basement. Please note: Some images have been virtually staged