

63 Tuscany Hills Park NW
Calgary, Alberta

MLS # A2178540



\$774,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this beautiful two-story walkout home in Tuscany, backing onto greenspace and a pathway in the heart of the community. Centrally located within easy walking distance to all of Tuscany's schools, your young ones won't even have to cross a road to get to St Basil's school. This gorgeous home has been thoughtfully updated and shows pride of ownership throughout. Hand-scraped oak hardwood floors span the main floor, including large dining room and living room with elegant tiled fireplace. The kitchen, with its upgraded appliances, flows into a breakfast nook with access to the south-facing balcony. A 2-piece bathroom and laundry/mudroom complete the main level. Upstairs, the family room offers plenty of room for all your family's entertainment and relaxation needs. The primary suite includes a 4-piece ensuite and walk-in closet and features mountain views, and the other two bedrooms are served by a 4-piece bathroom. The walkout basement features a large recreation/games room, two flex rooms (one currently used as an office, the other with roughed-in plumbing) and plenty more storage space in the utility room. Central air conditioning keeps the whole home comfortable in the summer, and newer windows and patio doors throughout the home keep things warm in the winter. The south back yard offers a cozy covered patio area and lots of space for the kids to play, as well as direct access to Tuscany's extensive network of walking paths. Don't miss your chance to check out this wonderful home, you won't be disappointed.