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44 Tuscany Springs Circle NW
Calgary, Alberta

MLS # A2200656



\$749,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Solar Tube(s), Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: garage heater, 2 storage sheds, bookcases in rec room, wall-mounted shelves in bedrooms, wall-mounted TVs/brackets in upstairs bedrooms, mounted Kenmore vacuum, mounted speakers in rec room

Your dream home awaits in this truly incredible home located here in one of Northwest Calgary's most desirable neighbourhoods...welcome to Tuscany! Offering over 2100sqft of air-conditioned living, this extensively upgraded custom two storey home enjoys handscraped maple engineered hardwood floors, sleek flat ceilings throughout, fantastic rear addition & encompassing all 3 levels, wonderful outdoor living space & huge heated 2 car garage complete with built-in shelving & workbench. Bathed in warm natural light, you will just love the open concept design of the main floor with its sunny Southwest-facing living room, spacious dining room area & beautiful custom kitchen with granite countertops & pantry, & "island" with extended counters & upgraded stainless steel appliances including Fisher & Paykel double drawer dishwasher & Electrolux dual-fuel gas stove/convection oven. The main floor of the addition features a terrific mudroom area with built-in lockers & laundry centre with granite-topped counters, wall of built-in cabinets & Maytag commercial washer & dryer. Upstairs there are 3 bedrooms & all with hardwood floors, & 2 full bathrooms; the owners' retreat & part of the addition, has soaring vaulted ceilings, built-in wardrobes & luxurious ensuite with heated travertine floors, granite-topped double vanities & fully-loaded multi-head glass steam shower. The family bathroom also has granite counters & heated travertine floors as well. Beautifully finished lower level with cozy rec room with remote-controlled gas fireplace & slate floors, under-the-stairs storage/play area & 4th bedroom with its own ensuite with heated travertine floors & glass shower. The backyard is your private outdoor oasis with an amazing wraparound deck, raised gardens with new retaining walls, flagstone walkways,

shed for your gardening tools & another 12x8ft shed that is perfect as a playhouse or sitting area. The enormous detached garage…28x20ft…is heated & has a new roof (2024). Among the other many extras include WIFI-controlled sprinkler system, 30 year shingles on the house (2016), new central air (2023) & hot water tank (2022), leafguards on the eavestroughs of the house & kitchen microwave. Top-notch location only a few short minutes walk to a playground & park, easy access to bus stops & the Tuscany LRT, Tuscany Club & Tuscany Market shopping, plus a quick commute to Crowfoot Centre & both Crowchild & Stoney Trails to take you to anywhere & everywhere you want to go!