

## 4 Tuscany Glen Gate NW Calgary, Alberta

MLS # A2225711



# \$939,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Tuscany   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,160 sq.ft.  | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu     |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |      |

**Inclusions:** Shed, Hot Tub (as-is), Central Vac (as-is), shelving with doors in garage (attached), alarm system & door bell camera

This stunning custom-built Albi home in Tuscany Estates combines timeless craftsmanship with thoughtful updates, luxurious finishes and a location rarely found - corner lot with gated access to the back yard for your RV or addt'l parking. Featuring 9 foot ceilings, walnut hardwood flooring & a bright open-concept layout, the main floor showcases a chef-inspired kitchen with hickory cabinetry, upgraded appliances, a large island w/granite counters & seating, & a generous dining area overlooking the private yard & opening to the cozy family room w/gas fireplace. Entertaining is a delight & you will love the natural light from the open to below entryway & staircase. The dble att. garage is ideal being oversized (23' x 22'), fully finished, heated, a 220v plug for a work bench, tall ceiling & significant space to store, park & enjoy. Lastly, a 1/2 bath, laundry room w/custom cabinetry & a seperate back closet will easily accommodate the entire families day to day needs & complete the main. Upstairs, the bright & spacious bonus room awaits offering a vaulted ceiling, large windows with beautiful views incl. Canada Olympic Park & the rocky mountains, luxury vinyl plank flooring, a built-in media centre & french doors for privacy or a 4th bedroom up. The primary retreat is truly peaceful! Spacious & inviting, it will easily accommodate your furnishings and hosts a spa-inspired ensuite w/dual vanities, an oversized & tiled shower complete w/built-in bench, a water closet & a full walk-in closet. Families will appreciate the 2 addt'l sizeable bedrooms; the central 4-piece family bath; and a bright built-in den/office area where the south facing windows overlook the hill at C.O.P. & green space. The fully finished basement offers 9' ceilings, large windows, a custom wet bar, a large rec room with pellet stove to keep everyone comfortable for game day & movie nights (surround

sound-equipped), a fourth bedroom, and a three piece bathroom with 10mm glass shower, and extensive storage options to live comfortably. Outside, enjoy a beautifully landscaped yard with a tiered wood and composite deck, gas line hook up, a hot tub, significant space to entertain & play, and gated access for your RV or additional parking. Ideally located within walking distance to Tuscany schools (Public, French & Catholic), playgrounds, green space, community garden, and extensive pathways, your family will make memories year round. Other notable upgrades & updates include; a tankless water heater (regularly maintained), newer roof, top down bottom up blinds w/full blackout, central air conditioning, hot tub, composite patio and deck, lighting, built in speakers throughout, & the stucco exterior of an estate home providing durability, energy efficiency and insulation from outdoor sound. Albi homes built this stunning home & the owners continued with the same quality & finishings you expect. Check out the virtual tour link & then book your private showing today!