

172 Tuscany Meadows Heath NW  
Calgary, Alberta

MLS # A2231452



**\$759,900**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                                           |               |                   |
| <b>Size:</b>     | 1,809 sq.ft.                                                       | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                                                  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                          |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Few Trees, Front Yard, Garden, Gentle Sloping |               |                   |

|                    |                                                                                             |                   |                                                       |
|--------------------|---------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                       | <b>Water:</b>     | -                                                     |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                                                                  | <b>Sewer:</b>     | -                                                     |
| <b>Roof:</b>       | Asphalt Shingle                                                                             | <b>Condo Fee:</b> | -                                                     |
| <b>Basement:</b>   | Full, Partially Finished                                                                    | <b>LLD:</b>       | 8-25-2-W5                                             |
| <b>Exterior:</b>   | Mixed                                                                                       | <b>Zoning:</b>    | R-CG                                                  |
| <b>Foundation:</b> | Poured Concrete                                                                             | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Garbage |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry |                   |                                                       |

**Inclusions:** n/a

Located in a mature and highly sought-after neighbourhood, this beautifully maintained home offers exceptional recreation facilities, community activities, and quick access to the Stoney Trail Ring Road. It's the perfect family-friendly setting—just minutes from local schools. Step into the spacious front foyer with soaring ceilings, creating a warm and inviting first impression. Just off the entryway, you'll find the open-concept main living area, featuring a cozy living room with a gas fireplace, a large kitchen with a corner pantry, and a generous dining area. The kitchen includes a central island with seating—perfect for casual meals and family time. Off the dining area, step onto the west-facing upper deck, ideal for BBQs and entertaining. A second, lower-level deck provides even more outdoor living space, both overlooking the fully fenced backyard—complete with a greenhouse, garden area, and room for play structures. Back inside, the main floor also includes a convenient 2-piece powder room and a separate laundry room with access to the double attached garage. Upstairs, you'll find a bright bonus room above the garage—perfect for a family lounge or play area. Down the hall is the first bedroom, followed by a 4-piece main bathroom. At the end of the hall, the second corner bedroom overlooks the backyard and offers a lovely mountain view. The spacious primary bedroom is a true retreat, featuring large windows with mountain views, a luxurious ensuite with a soaker tub, separate shower, private toilet area, and a walk-in closet to keep everything organized. The fully finished walk-out basement adds incredible versatility to this home. Whether you're looking for a media room, gaming zone, family lounge, or personal retreat, this space has it all—including patio doors to the backyard. There's also a

2-piece bathroom with a large vanity and space to install a shower, steam room, or sauna. A large utility room houses the furnace and hot water tank. This home offers space, comfort, and potential—all in an unbeatable location. Don't miss your chance to make it yours!