

**35 Tuscany Estates Crescent NW  
Calgary, Alberta**

**MLS # A2306286**



**\$950,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,347 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, No Ba		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Chandelier, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** Wall mount and TV in the primary bedroom

There is a feeling you get when you walk through the front door here &mdash; peace, relaxation, and a quiet sense of security. That is the life 35 Tuscany Estates Crescent NW has offered its owners, and it is ready to offer the same to the next family who calls it home. The main floor opens through a grand two-storey foyer with a chandelier, flowing into a formal living room anchored by a gas fireplace with tile surround, custom mantle, and tray ceiling with pot lighting. Dark hardwood runs throughout. A dedicated main floor office provides a quiet workspace away from the living areas. The updated kitchen is the heart of the home, showcasing warm raised-panel cabinetry to the ceiling with glass uppers, a full-height marble-style quartz backsplash, gas cooktop, chimney hood fan, built-in wall oven and microwave, and a large island with quartz top and seating for three beneath globe pendant lighting and a custom coffered ceiling. A walk-in pantry, dining area, rear deck access, main-floor laundry, and a two-piece bath complete this level. Upstairs, a generous bonus room anchors the upper floor, the sellers' favourite space in the home. The primary bedroom features a walk-in closet and a four-piece ensuite with a corner soaker tub, tile surround, separate glass shower, and a vessel-sink vanity. Three additional bedrooms and a four-piece bath offer real flexibility, whether that means four bedrooms for a larger family or three bedrooms with the fourth serving a second dedicated home office for two parents working from home. Set on a corner lot with a rear deck, fully fenced yard, and mature landscaping, it also offers the space and access to store an RV or trailer within the yard, a practical feature that is increasingly hard to find in established northwest communities. This home sits minutes from ravine walking trails, top-rated schools, pickleball courts, shopping, a water park, outdoor rink,

and a neighbourhood pub &mdash; all walkable. Two minutes to Stoney Trail. Twenty minutes to downtown Calgary. Homes like this, in neighbourhoods like this, do not stay available long.