

### 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!