

46 Tuscany Glen Way NW  
Calgary, Alberta

MLS # A2251358



# \$865,000

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Tuscany                             |        |                   |
| Type:     | Residential/House                   |        |                   |
| Style:    | 2 Storey                            |        |                   |
| Size:     | 2,008 sq.ft.                        | Age:   | 2004 (21 yrs old) |
| Beds:     | 4                                   | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Parking Pad |        |                   |
| Lot Size: | 0.12 Acre                           |        |                   |
| Lot Feat: | Back Yard                           |        |                   |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -    |
| Floors:     | Carpet, Hardwood   | Sewer:     | -    |
| Roof:       | Asphalt Shingle  | Condo Fee: | -    |
| Basement:   | Finished, Full   | LLD:       | -    |
| Exterior:   | Stone, Stucco  | Zoning:    | R-CG |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s) |            |      |
| Inclusions: | None   |            |      |

Welcome to 46 Tuscany Glen Way NW - a beautifully maintained two-storey home nestled in the heart of Tuscany, perfectly situated between two elementary schools. This charming 4 bedroom, 3.5 bathroom residence offers a warm, inviting atmosphere with soft tones and a bright, open-concept layout. Gleaming hardwood floors lead you from the front entrance past a versatile flex room and into the heart of the home. The naturally lit kitchen is a true highlight, featuring stainless steel appliances, a central island, walk-through pantry, and a cozy dining nook surrounded by windows with direct access to the back deck &ndash; perfect for morning coffee or evening entertaining. The adjacent family room offers a welcoming space to relax, anchored by a stone-faced gas fireplace that adds warmth and character. Upstairs, the spacious primary suite features a walk-in closet and a bright and spacious 5-piece ensuite with dual vanities, an oversized shower, and a soaker tub. Two additional bright bedrooms share a generous main bath &ndash; ideal for growing families. The fully finished basement adds valuable living space, complete with a large recreation room, an additional bedroom, a full bathroom, and ample storage &ndash; perfect for guests, a home office, or family movie nights. This well-cared-for home offers a perfect blend of comfort, functionality, and style &ndash; all in a fantastic location close to schools, parks, and the many amenities of the sought-after Tuscany community. Don't miss the opportunity to own this beautiful home. Schedule your showing today and make it yours!