

**102 Tuscany Glen Way NW**  
**Calgary, Alberta**

**MLS # A2215160**



**\$949,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Many Trees		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl, Wood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Quartz Counters, Skylight(s), Walk-In Closet(s)

**Inclusions:** Theatre Seating, Screen, Sony Projector, Theatre Cabinet, Tire Racks, T.V. Bracket, Nest Smoke/CO Detector, Floating Shelves, Nest Thermostat, Office Cabinets, Living Room Wall Unit, Basement Wall Heater, Vanity Mirrors,

Welcome to 102 Tuscany Glen Way NW, a beautifully updated estate home located in the prestigious Estates of Tuscany—just steps from schools, shopping, and scenic ravine pathways. Offering 5 bedrooms and 3.5 bathrooms, this thoughtfully designed home blends elegance, functionality, and space for the whole family. The main floor features beautiful hardwood and tile flooring throughout and a welcoming layout that includes a bright front living room and an adjacent formal dining room—ideal for entertaining or hosting family gatherings. The open-concept kitchen boasts maple cabinetry, granite countertops, and upgraded stainless steel appliances from Samsung and Bosch. A large upper-level skylight fills the home with natural light, while the sunny great room with a cozy gas fireplace offers a perfect space to relax and unwind. Upstairs includes four spacious bedrooms, a full 4-piece bathroom, and a convenient upper-level laundry room with a folding counter and built-in storage. The primary bedroom features a luxurious, spa-like renovated ensuite with dual vanities, storage towers, quartz countertops, and a massive oversized shower with a rain shower head. The fully finished basement adds even more living space, with a fifth bedroom, full 4 piece bathroom, a media room, gym area, and built-in shelving for abundant storage. Step outside to enjoy the maturely landscaped, south-facing backyard—perfect for summer barbecues and outdoor living. The oversized attached double garage accommodates two vehicles and provides extra space for storage or a workshop, while the expansive driveway allows parking for at least four more vehicles. With central air conditioning, a new roof (2019), and numerous thoughtful upgrades, this is a rare opportunity to own an exceptional home in one of Calgary’s most sought-after

communities.