

94 Tuscany Vista Road NW
Calgary, Alberta

MLS # A2221573



\$894,500

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Lawn, Treed		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: "Ring" video and doorbell system (as-is)

Open House Sunday, June 25th, 12:00-2:00pm. Welcome to 94 Tuscany Vista Road, located on a quiet street near a playground in the family-friendly Tuscany community. This home features an open-concept kitchen with natural stone countertops, stainless steel appliances, and a dining room adjacent to a patio door, allowing ample natural light. The living room, also adjacent to the kitchen, offers 17-foot ceilings and large windows for abundant light. The main floor includes a second living room near the front door, a two-piece bathroom, and a laundry/mud room leading to an insulated two-car garage. Upstairs, the primary bedroom faces west with vaulted ceilings, an ensuite bathroom featuring dual sinks, upgraded countertops, a soaker tub, a separate shower, and a large walk-in closet. Two additional bedrooms, a four-piece bathroom with a tub, shower, and newer tile flooring, and a loft suitable as an office or family room complete the second floor. The fully finished walk-out basement includes one bedroom, a four-piece ensuite bathroom with a tiled shower, and a walk-in closet. The backyard, with a large white lilac tree, aspens, and other greenery, provides significant privacy in summer. Homeowners on Tuscany Vista Road have access to top-rated schools, including St. Basil (K-9), Tuscany School (K-5), and Twelve Mile Coulee School (6-9). Homeowners in Tuscany have access to the Tuscany Club, offering year-round sports and activities with a gymnasium, multi-purpose rooms, playground, tennis/pickleball courts, skating rink, and skate park.