

**172 Tuscany Meadows Heath NW**  
**Calgary, Alberta**

**MLS # A2231452**



**\$795,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,809 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Garden, Gentle Sloping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	8-25-2-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** n/a

Located in a mature and highly sought-after neighbourhood, this beautifully maintained home offers exceptional recreation facilities, community activities, and quick access to the Stoney Trail Ring Road. It's the perfect family-friendly setting—just minutes from local schools. Step into the spacious front foyer with soaring ceilings, creating a warm and inviting first impression. Just off the entryway, you'll find the open-concept main living area, featuring a cozy living room with a gas fireplace, a large kitchen with a corner pantry, and a generous dining area. The kitchen includes a central island with seating—perfect for casual meals and family time. Off the dining area, step onto the west-facing upper deck, ideal for BBQs and entertaining. A second, lower-level deck provides even more outdoor living space, both overlooking the fully fenced backyard—complete with a greenhouse, garden area, and room for play structures. Back inside, the main floor also includes a convenient 2-piece powder room and a separate laundry room with access to the double attached garage. Upstairs, you'll find a bright bonus room above the garage—perfect for a family lounge or play area. Down the hall is the first bedroom, followed by a 4-piece main bathroom. At the end of the hall, the second corner bedroom overlooks the backyard and offers a lovely mountain view. The spacious primary bedroom is a true retreat, featuring large windows with mountain views, a luxurious ensuite with a soaker tub, separate shower, private toilet area, and a walk-in closet to keep everything organized. The fully finished walk-out basement adds incredible versatility to this home. Whether you're looking for a media room, gaming zone, family lounge, or personal retreat, this space has it all—including patio doors to the backyard. There's also a

2-piece bathroom with a large vanity and space to install a shower, steam room, or sauna. A large utility room houses the furnace and hot water tank. This home offers space, comfort, and potential—all in an unbeatable location. Don't miss your chance to make it yours!