

**44 Tuscany Way NW**  
**Calgary, Alberta**

**MLS # A2233774**



**\$659,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

**FULLY FINISHED 4-BEDROOM HOME | CENTRAL A/C | BRAND NEW FLOORING & PAINT | PRIVATE LANDSCAPED BACKYARD | DOUBLE ATTACHED GARAGE** - Welcome to 44 Tuscany Way NW. A thoughtfully updated family home offering over 2,100 sq.ft. of finished living space in one of Calgary's most beloved communities. Situated on a quiet, tree-lined street with excellent curb appeal, this home blends comfort, function, and a classic layout ideal for daily life and entertaining. Inside, you'll find a freshly painted interior with brand new flooring throughout. The main level features both a cozy family room with a gas fireplace and a separate front flex space, perfect for a home office, kids' playroom, or formal sitting area. The open kitchen is anchored by a central island and includes white cabinetry, stainless appliances, and a spacious dining area with direct access to the private, fully fenced backyard. Upstairs, the primary bedroom includes a large walk-in closet and a 4-piece ensuite with a jetted soaker tub, glass shower, and natural light. Two additional bedrooms and another full bath complete the upper level, ideal for a growing family. The fully finished basement offers a sizeable rec space, a fourth bedroom, a full 3-piece bath, and plenty of storage, making it perfect for guests, teens, or a media setup. Outside, enjoy mature landscaping, raised garden beds, a fire pit area, highly durable and stylish vinyl fencing, and a generous deck - perfect for relaxing or hosting friends. Additional highlights include central A/C, main floor laundry, a double attached garage, and easy access to walking paths, schools, Tuscany Club amenities, and the LRT. Located in a highly walkable, family-oriented NW neighbourhood with quick access to Stoney Trail, Crowchild Trail, and the Rockies—this is the kind of place you'll want to

call home for years to come. CONTACT YOUR FAVOURITE REALTOR TODAY TO BOOK YOUR PRIVATE SHOWING!