



THE
A-TEAM

**RE/MAX
FIRST**

68 TUSCANY GLEN Road, Calgary T3L 2T7

MLS®#: **A2149091**

Area: **Tuscany**

Listing Date: **07/18/24**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 22-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **2,456**
Low Sqft:
Ttl Sqft: **2,456**

Lot Information

Lot Sz Ar: **4,983 sqft**
Lot Shape:

DOM

60
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Lawn,Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 13`11"
Nook	Main	15`5" x 8`9"
Bedroom - Primary	Upper	15`3" x 13`11"
Bedroom	Upper	10`4" x 10`1"
Bonus Room	Upper	14`7" x 14`5"
Game Room	Lower	13`3" x 13`4"
2pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	12`6" x 14`10"
Family Room	Lower	15`4" x 14`0"
Bedroom	Upper	9`7" x 12`5"
Bedroom	Lower	13`4" x 10`4"
Laundry	Upper	9`6" x 7`10"
Office	Main	9`11" x 10`11"
4pc Bathroom	Lower	

4pc Bathroom

Upper

5pc Ensuite bath
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

0411095

Zoning:
R-C1

Remarks

Pub Rmks: **Nestled across the street from a picturesque ravine, this inviting home boasts 4 beds, 3.5 baths and a fully finished basement! Stepping inside, the heart of the home, the kitchen, features a central island with breakfast bar seating, perfect for casual dining and social gatherings. Outfitted with modern stainless steel appliances, the kitchen seamlessly connects to a walk-through pantry that leads into a practical mudroom, enhancing the home's functionality. Adjacent to the kitchen, the bright and airy eating nook, framed by large windows, offers a pleasant transition to the living room and opens up to the back deck and backyard, creating a cohesive indoor-outdoor living experience. The backyard space is fully fenced with a lush lawn, ideal for outdoor activities and relaxation. Stepping back inside, the living room exudes warmth and charm with its fireplace adorned with a stone surround and mantle, complemented by expansive windows that flood the space with natural light. The main floor office with double doors is perfect for those who work from home or need a quiet study space. A 2pc powder room completes this main floor! Ascend to the upper level to find a versatile bonus room with a vaulted ceiling and a large window that provides a serene view of the ravine and mountains, perfect for a cozy retreat. The primary suite is a luxurious haven, featuring a 5-piece ensuite with dual vanities, soaking tub, stand-alone shower, and a spacious walk-in closet. Convenience is key with an upper-level laundry room equipped with ample shelving, making household chores a breeze. Two additional bedrooms and a 4pc bathroom complete this upper level. Moving to the basement, this space extends the home's livable space with a recreational room that can double as a home gym or an extended entertainment area, alongside a cozy family room featuring a corner fireplace with a stone surround and built in surround sound with large smart TV, ideal for family gatherings or movie nights. A fourth bedroom and 4pc bathroom with infloor heating top off this meticulously maintained home. Close to schools, walking paths and all amenities, this fantastic property is waiting to welcome you home!**

Inclusions: **Basement TV**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123