

## 51 Tuscany Reserve Court NW Calgary, Alberta

**MLS # A2218931**


# \$759,999

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                           |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 1,850 sq.ft.                      | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac |               |                   |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** Pergola

4 BEDROOM | 3 1/2 BATHROOM | 2-STOREY | 2,698 SQFT OF LIVING SPACE |&nbsp;NEWLY RENOVATED |&nbsp;DOUBLE ATTACHED GARAGE | CORNER LOT IN CUL-DE-SAC |&nbsp;Welcome to this beautifully renovated 2-storey home in the highly sought-after family community of Tuscany, offering 2,698 sqft of living space with 4 bedrooms and 3.5 bathrooms. Situated on a generous corner lot in a quiet cul-de-sac, this home features a modern, updated design throughout. The abundance of windows flood the home with natural light and the feature&nbsp;light fixtures throughout illuminate the space beautifully in the evening. Inside, the expansive open layout main floor features newly renovated elements, including vinyl plank flooring, a gourmet kitchen with high-end appliances including an oversized french door refrigerator, quartz countertops, island with breakfast bar and custom cabinetry. Enjoy the convenience&nbsp;of the large pantry with shelving just off the kitchen allowing for ease when bringing in groceries from the car.&nbsp;The kitchen is open to a spacious dining nook opening onto a large composite deck with pergola and gas hookup for entertaining friends and family. The attached living room with a cozy corner gas fireplace with updated tile surround completes the space and provides the perfect space to relax. A front den, ideal for a home office, and a powder room and laundry room with builtin cabinetry complete the main level. Upstairs, the primary suite offers mountain views, a spacious ensuite with a corner soaker tub and a generous walk-in closet with custom organizers. Two additional spacious bedrooms with large windows and closets and a 4-piece bathroom complete this level. The fully developed basement features a large recreation room with electric fireplace, a spacious fourth bedroom, and a 4-piece bathroom. Outside, enjoy the

fully fenced large private backyard with a blank canvas to create your own oasis. This home also features a new roof and double attached garage.&nbsp;Enjoy the amenities of Tuscany including walking paths, schools, shopping, Tuscany Club, baseball diamonds and more.&nbsp;With convenient access to the mountains, this home is perfectly located to enjoy city living while being able to get away to the mountains with ease.&nbsp;Book your private showing today and make this exceptional property your new home! Photos are virtually staged and are not an accurate depiction of current property.