

**11509 Tuscany Boulevard NW
Calgary, Alberta****MLS # A2227798****\$785,000**

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Private, Rectangular Lot, Street Lighting, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: Patio Lighting

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Stunning fully finished walkout in the heart of Tuscany, one of Calgary's most desirable family communities! With over 2,400 sq ft of beautifully designed living space and four bedrooms, this home offers style, functionality, and everyday comfort. Bathed in natural light thanks to its sunny South-facing yard, the main floor features rich hardwood floors, a welcoming front office with French doors, and a bright open-concept layout anchored by a striking three-sided gas fireplace. The kitchen is a chef's dream with stone counters, a stone central island with bar seating, stainless steel appliances, a corner pantry, and a unique corner sink overlooking the backyard and green space. Enjoy meals in the sun-soaked dining nook with wraparound windows and access to the upper deck—perfect for entertaining with a BBQ gas line and serene mountain views. Upstairs, the spacious primary suite features a ceiling fan, a walk-in closet, and a 4-pc ensuite with a deep Jacuzzi tub and separate shower. Two additional bedrooms and a full 4-pc bath complete the upper level. The fully developed walkout basement adds amazing flexibility with a large rec room, corner gas fireplace, sleek wet bar, fourth bedroom, full bathroom with heated floors and slate tile, a dedicated gym space, and access to the covered patio. The private, South-facing backyard is fully fenced and surrounded by mature trees, complete with a storage shed and arbour. Prefer relaxing over gardening? Lounge on your covered lower deck—there's room for furniture and even a hot tub! Extras include main floor laundry/mudroom, double attached garage with high ceilings, and rough-ins for central vac and surround sound. Located steps from Tuscany's scenic pathway

system, top-rated schools, Tuscany Club amenities, the C-Train, and all the shops of Crowfoot. This home offers it all—space, sunshine, and unbeatable convenience. Book your showing today!