

**16 Tuscany Hills Road NW  
Calgary, Alberta**

**MLS # A2230042**



**\$799,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Tuscany   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,129 sq.ft.  | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                               |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private, Rectang |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | Lower Level Freezer, Lower Level Microwave, Lower Level TV & Wall Mount, Garage Door Opener and 2 Controls, Garage Key Pad, Security System (As is), Air Conditioner (As is)   |                   |      |

Former BayWest show home, original owner, absolutely immaculate, beautifully maintained & substantially renovated. Over 3330 sqft of professionally developed living space including the walk out lower level. A total of 4 bedrooms plus 2 dens & 3  $\frac{1}{2}$  baths. Dramatic vaulted ceilings in the open living room/dining room with lots of natural light & a bump out for a hutch. The updated kitchen features custom white extended height cabinetry, an island, walk-in pantry & an upgraded stainless appliance package + quartz countertops. The eating nook is open to the cozy family room with a gas fireplace & French door access to an oversized deck. The main floor also features a good sized den, 2 pc powder room & a mud room/laundry area. Upstairs the king sized master bedroom is a perfect retreat with a walk-in closet & a spa-like ensuite with walk-in glass shower & jetted soaker tub. Two more bedrooms & a 4 pc bath complete the upper level. The lower level walk out includes a 31' x 13' rec room with lots of room for exercise equipment or a pool table & custom built-ins that accommodates a huge TV & storage. This level also features a built-in wet bar with wine fridge, a 4 pc bath, a 4th bedroom & a 10' x 9' computer room with lots of room for multiple desks. The oversized windows provide lots of natural light & direct access to a large level private treed yard with a poured patio & access to a back lane providing extra privacy + access for trash removal/pickup. Many updated features include the windows, shingles, kitchen, bathrooms, & water tank. Good sized double attached garage with a driveway to accommodate extra vehicles plus lots of street parking. This home overlooks a treed green space & is around the corner from a wooded ravine system with extensive walking paths. The nearby Tuscany Club features a

clubhouse, tennis courts, a splash park & ice rink. Close to shopping, restaurants & with easy access to the New Ring Road system & the LRT.