

**62 Tuscany Meadows Crescent NW**  
**Calgary, Alberta****MLS # A2215654****\$699,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Drawer-Shelf unit in basement by stairs, Irrigation system

Welcome to this EXCELLENT AIR CONDITIONED, 4-BEDROOM FAMILY HOME with DOUBLE ATTACHED GARAGE and FULLY DEVELOPED BASEMENT nestled in the DESIRABLE COMMUNITY of TUSCANY, just steps from the RAVINE and PATHWAYS, you'll enjoy being close to nature. This thoughtfully designed residence offers over 2300 sq.ft of developed living space the perfect blend of comfort, style, and functionality, making it an ideal place to call home. The main floor features an OPEN CONCEPT LAYOUT with a SPACIOUS LIVING ROOM creating a warm and inviting atmosphere. The kitchen boasts a central island with an UPGRADED SINK, STAINLESS STEEL APPLIANCES, a pantry, and AMPLE CUPBOARD SPACE perfect for family gatherings and entertaining. Upstairs, you'll find a BRIGHT BONUS ROOM complete with a cozy gas fireplace accented with stone, built-in speakers, and VIEWS OF the RAVINE and MOUNTAINS, an ideal spot for relaxing or family movie nights. The primary bedroom is generously sized, featuring a convenient 3-piece ensuite bathroom. Two additional sizable bedrooms and a full 4-piece bathroom provide plenty of space for family and guests. The FULLY DEVELOPED BASEMENT offers a LARGE RECREATION ROOM, a FOURTH BEDROOM, and a 3-PIECE BATHROOM, perfect for a home gym, playroom, or guest suite. Outside, the fully fenced backyard is a private retreat, featuring an irrigation system, concrete patio, DECK FINISHED with DURADECK surface, mature trees, a shed for storage, and a firepit—great for outdoor entertaining and enjoying nature. Tuscany is a welcoming, established community with excellent schools, parks, playgrounds, pathways, shopping, and more. Its close proximity to the ravine ridge provides unparalleled outdoor recreation and scenic beauty.

Don't miss this fantastic opportunity to own a move-in-ready family home in one of the most sought-after neighborhoods. Schedule your viewing today!