

90 Tuscany Glen Place NW
Calgary, Alberta

MLS # A2299483



\$899,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,156 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Located in the desirable pocket of Tuscany Estates, this move-in-ready home offers an open floor plan with upgrades throughout. Situated on a quiet street, the property provides convenient access to walking paths, schools, and Lynx Ridge Golf Course. The bright, open-concept main floor features large west-facing windows, 9-foot ceilings, air conditioning, new roof 2024 and three skylights. Notable upgrades include newer paint, quartz countertops, updated maple cabinets, hardwood floors, and modern light fixtures. The kitchen opens to a formal dining room and a generous living room centered around a double-sided fireplace. This level also includes a large office/den, a mudroom, a two-piece bathroom, and access to the attached two-car garage. The upper level has hardwood floors and features a large, east-facing bonus room with vaulted ceilings and custom-paneled wainscoting. The primary retreat offers west-facing windows, a walk-in closet, and a five-piece ensuite with a soaker tub and dual vanities. Two additional bedrooms and a four-piece bathroom complete this floor. The recently finished lower level provides a large recreation space, potential for a fourth bedroom, and two substantial storage rooms. Outside, the mature, west-facing backyard includes a secluded deck and a brick patio, perfect for outdoor dining or a firepit, all overlooking a spacious landscaped yard.