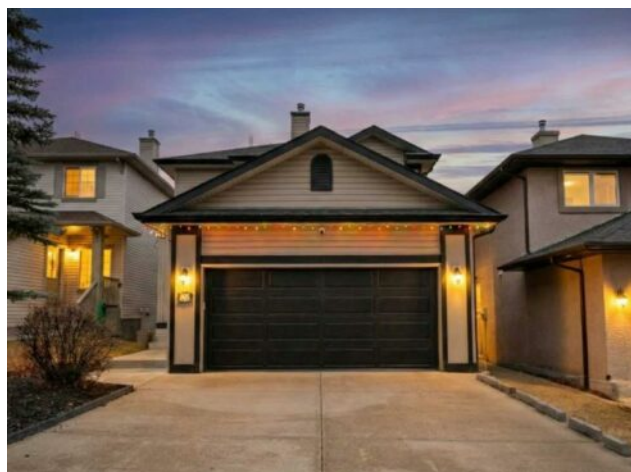


42 Tuscany Meadows Bay NW Calgary, Alberta

MLS # A2271785



\$729,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE Saturday - November 29, 2025 - 2:30 pm to 4:30 pm Welcome to 42 Tuscany Meadows Bay NW, a beautifully maintained and fully finished walkout home tucked away in a QUIET CUL-DE-SAC in the highly sought-after community of Tuscany. Offering 3 BEDROOMS PLUS a DEN, 3.5 BATHROOMS, and over 2,500 SqFt. of developed living space, this property is designed for comfort, functionality, and family living. The main level features freshly painted walls and gleaming ENGINEERED HARDWOOD FLOORS that create a bright and inviting atmosphere. The open-concept kitchen offers plenty of cabinetry and counter space, with direct access to the UPPER DECK—ideal for BBQs, morning coffee, or simply enjoying the backyard views. The living room is warm and welcoming, complete with a cozy gas fireplace perfect for relaxing evenings. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite with a walk-in closet and a private 4-piece ensuite. The additional bedrooms are perfect for children, guests, or a home office. The FULLY FINISHED WALKOUT BASEMENT provides even more living space with a large recreation room, a second fireplace, a versatile den/flex room, and a full bathroom. With direct access to the backyard, this level is ideal for teens, extended family, a home gym, or an entertainment area. The backyard is fully fenced, landscaped, and offers plenty of room for kids and pets to play. Enjoy both the covered walkout patio and the elevated deck for year-round outdoor living. Located in one of Calgary’s most desirable family communities, this home is just minutes from parks, playgrounds, excellent schools, shopping, and the Tuscany C-Train station. With its quiet location, walkout basement, fresh updates, and functional layout, this home is truly an exceptional opportunity in

Tuscany.