

\$715,000 - 42 Tuscany Meadows Bay Nw, Calgary

MLS® #A2087101

\$715,000

3 Bedroom, 4.00 Bathroom, 1,697 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Rare affordable WALKOUT basement home in the sought-after community of Tuscany. This home has over 2300 sq/ft of living space to call your own. Located on the end of a quiet road, the location is perfect with traffic never an issue. As you walk in, youâ€™ll notice your main floor laundry and mud room, perfect for kids coming in from playing at the park. Your living room is complete with a gas fireplace as you cozy up with a loved one with a glass of wine. Your kitchen has stainless steel appliances, a breakfast bar, and corner pantry with plenty of storage. Finally, you have your dining room with quick access to your deck for summer barbeques with friends. Head upstairs and youâ€™ll find a large master bedroom, complete with your ensuite which includes a shower and soaker tub, along with a walk-in closet. The upstairs also has two more bedrooms and a bathroom for the kids to share. Head downstairs to find your large Rec room with corner fireplace, a three-piece bathroom complete with a shower, along with a Den for working from home or using as a spare bedroom. The basement is perfect for anything from movie nights, entertaining, to simply a place for the kids to play. Head outside to your large, SOUTH FACING yard, with plenty of daylight year-round. Enjoy a partial mountain view on clear days from your walkout balcony. You are also only steps to the Tuscany pathway, giving you quick access to the many parks and pathways throughout Tuscany, including those



leading directly to the Bow River. Tuscany is continuously ranked as one of the top neighbourhoods in Calgary. Air Conditioning, central vacuum, this house has everything! Book your showing today!

Built in 2002

Essential Information

MLS® #	A2087101
Price	\$715,000
Sold Price	\$720,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,697
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Tuscany Meadows Bay Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M9

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers,
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	Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	November 11th, 2023
Days on Market	29
Zoning	R-C1N
HOA Fees	288.28
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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