

\$499,900 - 49 Tuscany Springs Park Nw, Calgary

MLS® #A2088093

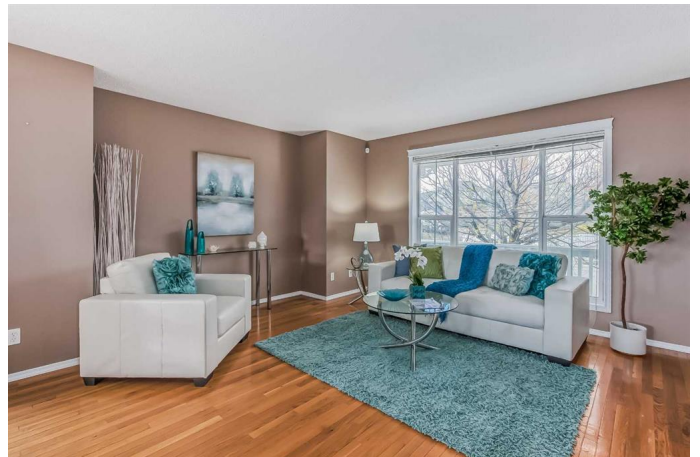
\$499,900

3 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Open House Saturday Oct 21 2-4 PM. Offers to be reviewed on Sunday 5PM, Seller save the right to accept any strong offer any time. Prime Location! Nestled right beside a charming children's park, at the cul-de-sac's peaceful end, this residence offers the ideal family setting. Enjoy the precious moments as your children frolic in the spacious west-facing backyard, or unwind on the deck while keeping an eye on their playtime in the neighboring playground. This generously proportioned property boasts an oversized lot with a sun-soaked south-facing backyard and a westward deck overlooking the playground. Inside, the main floor of this welcoming abode boasts stunning hardwood floors, a well-lit kitchen with an elevated eating counter, a snug living room, and an expansive dining area with elegant French doors leading to your side-facing west deck. Ascend to the upper level, where you'll discover a master bedroom complete with a walk-in closet and a 4-piece en-suite bathroom. Two additional bedrooms and a full 4-piece family bathroom complete this floor. The basement offers a spacious finished family room and a dedicated storage area. This exceptional home is conveniently located near an array of amenities, shopping outlets, reliable transportation options, and The Tuscany Club. The main level and upper hall are set to receive fresh traffic area paint. This neighborhood has two public elementary schools, Tuscany Elementary School (K-4) and Eric Harvie School (K-4), as well as a



public middle school, Twelve Mile Coulee School (5-9).[7] There is also a Catholic school, St. Basil (K-9).

Built in 2000

Essential Information

MLS® #	A2088093
Price	\$499,900
Sold Price	\$558,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Tuscany Springs Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground
Lot Description	Corner Lot, Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	October 20th, 2023
Days on Market	1
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	GRAND REALTY
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