

\$619,000 - 47 Tuscany Vista Road Nw, Calgary

MLS® #A2089401

\$619,000

4 Bedroom, 4.00 Bathroom, 2,090 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Welcome home!! Welcome to 47 Tuscany Vista Road located in the sought-after community of Tuscany in Calgary's North West! This gorgeous two-story detached home has an unbeatable location on a beautiful and quiet street, featuring over 2000 sqft of living space.

The main floor features an open concept plan with a spacious living room with gas fireplace, dining room and kitchen with a generous centre island, a blend of stainless steel and black appliances, ample cabinetry, and a corner pantry.

A 3 piece bathroom, a welcoming entryway, and an office/flex room filled with natural light, are found in this area. The dining room leads out into a large deck perfect for summer BBQs and entertaining, and a beautifully fenced backyard.

Upstairs you will find a generous sized master bedroom with a 4 piece en suite bathroom and a walk in closet, two additional spacious bedrooms, a second full bathroom, and a massive bonus room with vaulted ceilings. Basement is developed with a recreation area, wet bar, a bedroom, full bathroom, and storage area.

Further features include hardwood flooring throughout the home, newer hot water tank, newer roof replaced in 2022, newer fridge, corner lot, oversized double attached garage, vaulted ceiling in living room, no smoking home, exceptional location right next to a playground, making it ideal for families, large



windows throughout the home, laundry room conveniently located on the main level, side entrance to the garage, and the list goes on!! This beautiful home is move in ready, located within walking distance to shops, playgrounds, beautiful parks, walking trails, bike paths, grocery stores, schools, etc. This home won't last! Book your private showing today!!

Built in 2004

Essential Information

MLS® #	A2089401
Price	\$619,000
Sold Price	\$658,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,090
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Tuscany Vista Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A3

Amenities

Amenities	Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	October 27th, 2023
Days on Market	2
Zoning	R-C1N
HOA Fees	288.28
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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