

\$650,000 - 202 Tuscany Vista Point Nw, Calgary

MLS® #A2089483

\$650,000

4 Bedroom, 4.00 Bathroom, 1,656 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to Tuscany, one of Calgary's best family communities!

Nestled within a quiet cul-de-sac, this home boasts 4 spacious bedrooms; a fully-developed basement and almost 2,200 sq.ft of living space.

Upon walking in, you will appreciate the vaulted entryway and open floor plan that allows sun to flood the entire home through its large windows.

The kitchen shines with updated black stainless steel appliances and is set against a backdrop of sleek countertops and maple cabinets, ready to inspire culinary adventures.

The spacious living and dining areas merge seamlessly. For those cozy evenings, the corner gas fireplace adds a touch of warmth and sophistication. A convenient rear entrance leads to your private, composite deck, making it the ideal spot for summer get-togethers while overlooking the oversized south facing yard. A tasteful powder room is tucked away and completes the main floor.

Ascend to the upper level, and find two generously-sized bedrooms and the primary bedroom. The primary bedroom is expansive, comfortably accommodating a king-sized bed



and features a spa like 4 four piece bathroom which includes an oversized soaker tub, updated tile and a large walk-in closet.

An added perk is the upstairs bonus room, versatile enough to be transformed into a family space or play area. Conveniently located there is also a well kept 4-piece hallway bathroom.

Head downstairs and discover a finished basement showcasing a vast rec room—perfect for entertainment or relaxation—also featuring a spacious bedroom with a large window and beautiful three piece bathroom with custom tile work.

In Tuscany, life blends with nature. Enjoy peaceful walks along winding paths and relish the friendly community atmosphere. And when city life calls, Calgary's downtown is a quick C-train ride away. Experience the perfect balance of luxury and community in Tuscany - where every day is a vacation waiting to unfold.

Extras: Roof 2021 | AC 2023 | Interior Paint 2022 | Appliances 2018 | Basement Development 2014

Built in 2004

Essential Information

MLS® #	A2089483
Price	\$650,000
Sold Price	\$642,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,656

Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	202 Tuscan Vista Point NW
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	November 13th, 2023
Days on Market	19
Zoning	R-C1N
HOA Fees	275.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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