

\$1,025,000 - 57 Tuscany Hills Bay Nw, Calgary

MLS® #A2107144

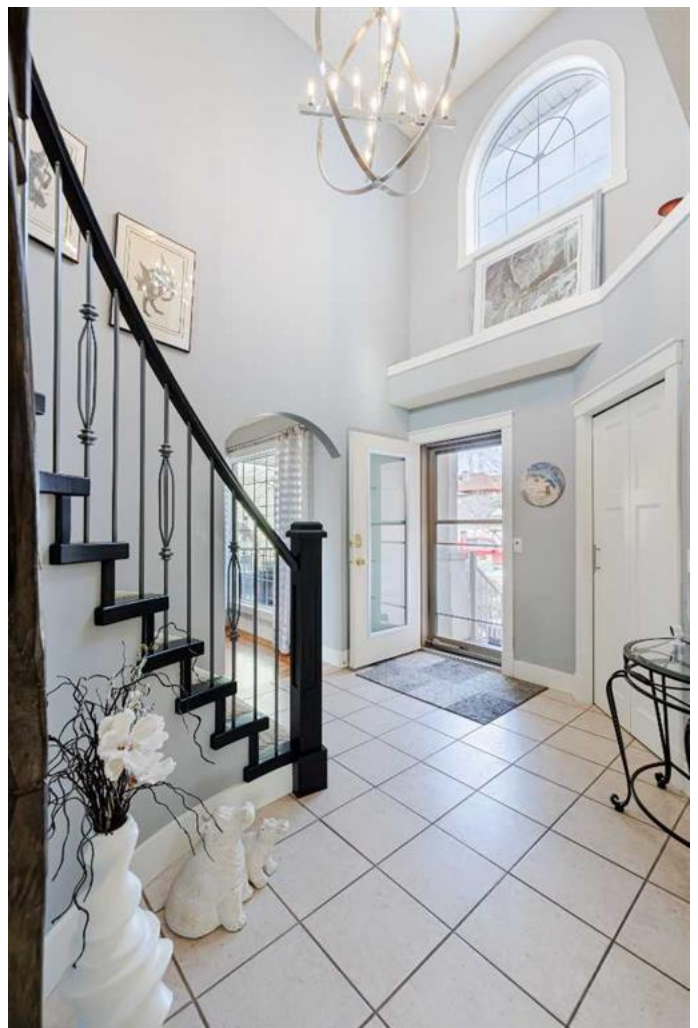
\$1,025,000

3 Bedroom, 4.00 Bathroom, 2,414 sqft

Residential on 0.16 Acres

Tuscany, Calgary, Alberta

Nestled on a quiet cul-de-sac in a serene part of Tuscany, this renovated 2 storey walk out home has built-ins galore and seamlessly blends modern luxury with timeless charm. As you step through the inviting entrance, your eyes are immediately drawn to the vaulted ceilings, an artistic curved staircase this plan gives you the option of walking past the mudroom filled with custom builtins, laundry, a large office or heading through the spacious dining area all leading to an expansive and airy atmosphere across the back of this home. The impressive 18 foot floor to ceiling vaults, stunning fireplace stone feature, large panoramic windows frame the picturesque views of lush greenery and manicured landscapes, inviting the outdoors in and providing a constant connection with nature. The heart of the home is the meticulously designed living area, featuring an open-concept layout that seamlessly connects the living room, dining area, and a chef's dream kitchen. Every detail of this home has been thoughtfully considered, from the tons of custom cabinetry in the kitchen, storage, massive island, beautiful granite counters, upgraded appliances, a built in pantry, and additional seating. The eating nook overlooks a private retreat, complete with a sprawling deck, lower patio, manicured gardens, and a verdant lawn—an ideal setting for entertaining guests or enjoying quiet moments of relaxation. The second floor consists of a Juliet balcony overlooking the massive living



room, 3 large bedrooms including the primary suite boasting a sanctuary of luxury, offering not only a spacious sleeping area but also a private view of that captures breathtaking vistas of the surrounding green space and mountain views. The ensuite bathroom is a spa-like haven, featuring contemporary fixtures, a deep soaking tub, a walk-in shower and oversized closet. Descending to the fully finished walk out basement youâ€™ll be impressed with the custom built inâ€™s, spacious family room, an additional bedroom, bathroom, and large storage room. Some additional honourable mentions: kitchen renovations done 2011, heated floors in ensuite, new roof 2018, new windows 2018, 60 gallon hot water tank 2012, upgraded diamond fireplace, new deck 2007, oversized garage, upgraded shutters, custom built inâ€™s throughout, 7 zone irrigation system, and a pie lot with extensive landscaping. Experience the epitome of modern living in this meticulously renovated home, where every day is a celebration of luxury and comfort and boasts a seamless integration of indoor and outdoor living spaces.

Built in 1997

Essential Information

MLS® #	A2107144
Price	\$1,025,000
Sold Price	\$1,027,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,414
Acres	0.16
Year Built	1997
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	57 Tuscany Hills Bay Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2G5



Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Built-in Features, High Ceilings, No Animal Home, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Underground Sprinklers, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
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Date Sold	March 4th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	277.20
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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