

\$578,888 - 64 Tuscany Springs Circle Nw, Calgary

MLS® #A2109737

\$578,888

3 Bedroom, 3.00 Bathroom, 1,136 sqft

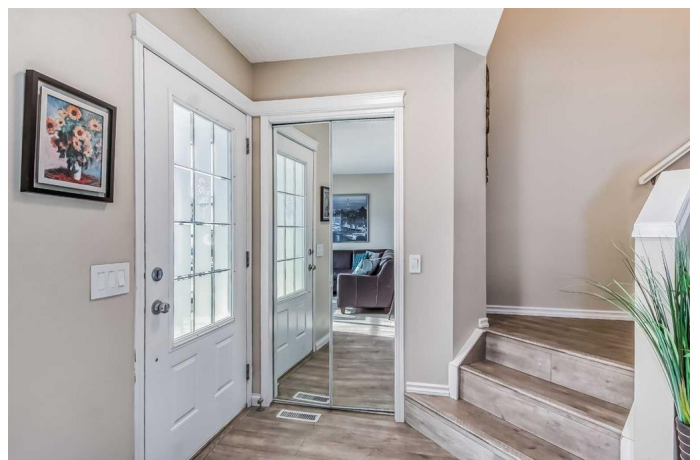
Residential on 0.08 Acres

Tuscany, Calgary, Alberta

RARE MODERN 3-BEDROOM 2 STOREY HOME IN BEAUTIFUL TUSCANY! FANTASTIC OPPORTUNITY for FIRST-TIME BUYERS - NO CONDO FEES!

This **IMMACULATE ELEGANT HOME** nestled on a quiet street, boasting over 1500 SQFT of living space, with over \$40,000 of upgraded finishings throughout is a **HIDDEN GEM** you don't want to miss!

The main level welcomes you to a **BRIGHT OPEN** layout with a cozy living room and large windows throughout. The **BEAUTIFULLY DESIGNED** kitchen features granite countertops, backsplash, centre island with seating, stainless steel appliances, ample storage with pantry, and a comfortable dining room area with direct access to a **VAST DOUBLE-SIDED private PATIO!** The carefully planned dinning room & patio design offers desired privacy and abundance of natural day light! A convenient 2-piece bathroom completes the main floor. Venturing to the upper level, you'll discover three spacious bedrooms, including a large primary with a walk-in closet and large window, as well as a 4-piece bathroom. On the lower level, the fully developed basement provides the perfect family room for relaxation and entertainment, a laundry area, another 3-piece bath and a large storage space. Escape to your fully fenced private backyard where you can bask in the sun during those hot summer days and enjoy entertaining friends and family in your peaceful oasis! With ample space available, you also



have the exciting opportunity to build your very own garage, tailoring the property to your unique needs and desires.

Some of the upgrades of this beautiful home are as follow: new gleaming laminate flooring, new kitchen cabinets, high grade granite counter tops, new stainless steal appliances, new elegant window coverings/blinds, new modern bathroom sinks & cabinets with quartz countertops, a new roof in 2021, HUGE DOUBLE-SIDED PATIO with aluminum deck railing with tinted glass, and more! This INCREDIBLE HOME IS LOCATED STEPS FROM ALL AMENITIES, SCHOOLS, PARKS, WALKING/BIKE PATHS, SHOPPING, TRANSIT, TUSCANY CLUB and MARKET! This property is sure to impress; schedule your viewing today, and envision your future in this remarkable home!

Built in 2002

Essential Information

MLS® #	A2109737
Price	\$578,888
Sold Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	64 Tuscany Springs Circle Nw
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Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2R8

Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Dog Run Fenced In, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 13th, 2024
Days on Market	16
Zoning	R-C1N
HOA Fees	280.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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