

# \$750,000 - 246 Tuscany Vista Road Nw, Calgary

MLS® #A2110076

**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,051 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Experience breathtaking mountain, golf course, and sunset views from this spacious residence nestled in the coveted community of Tuscany! The bright foyer welcomes you with a soaring vaulted ceiling. The main floor living area is adorned with laminate flooring and a cozy gas-corner fireplace. The dining space allows panoramic views through west-facing windows, overlooking the serene treed yard with the luxury of no rear neighbors. Enjoy the convenience of the open main floor living, complemented by a versatile den space, mudroom, and main floor laundry. Featuring four bedrooms, with three bedrooms upstairs, including the expansive primary suite positioned west of the home to maximize the stunning views. The lower level impresses with newer finishes and an open layout, housing the fourth bedroom and a convenient fourth bathroom. The attached garage ensures covered parking and ample storage, complemented by additional storage space in the utility room. Conveniently situated near parking, walking trails, Lynx Golf Course, an array of amenities, and nearby schools, this home offers the perfect blend of urban convenience and natural splendor. With easy access to the mountains, Bragg Creek, and Elbow Falls, outdoor enthusiasts will delight in the seamless transition from city living to mountain adventures. Indulge in the leisurely lifestyle with just a 5-minute stroll to the Lynx Golf Course Clubhouse, where you can tee off for a round of golf amidst picturesque greens



or simply unwind with a delectable dinner in the clubhouse ambiance. Situated on a peaceful street with a great lot featuring no back neighbors, a deck and trees, this is a great opportunity to own a single-family home in the heart of Tuscany. With lots of amenities nearby to enjoy including a splash park, playground, skatepark, tennis/pickleball courts, outdoor volleyball courts, ice rinks, and a gym you and the family will always have things to do. Don't let this chance slip away!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2110076    |
| Price          | \$750,000   |
| Sold Price     | \$769,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,051       |
| Acres          | 0.11        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 246 Tuscany Vista Road Nw |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L 3B4                   |

**Amenities**

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Clubhouse, Park, Playground, Recreation Facilities |
|-----------|----------------------------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | Central Air                                                                         |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Few Trees, Front Yard, Other, Rectangular Lot |
| Roof              | Asphalt                                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | March 5th, 2024     |
| Days on Market | 5                   |
| Zoning         | R-C1N               |
| HOA Fees       | 264.00              |
| HOA Fees Freq. | ANN                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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