

\$595,000 - 214 Tuscany Drive Nw, Calgary

MLS® #A2110466

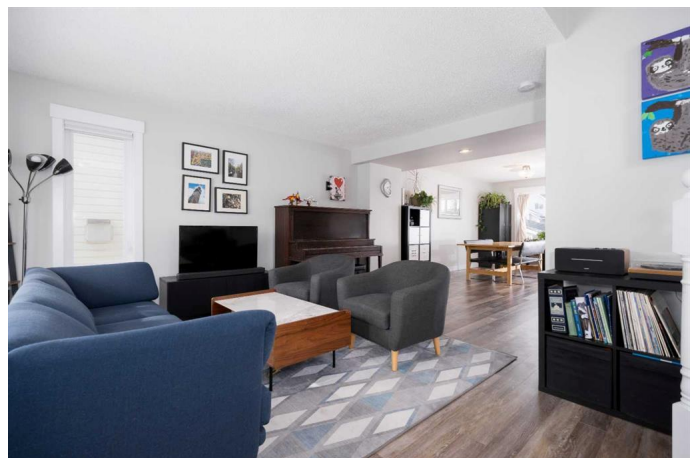
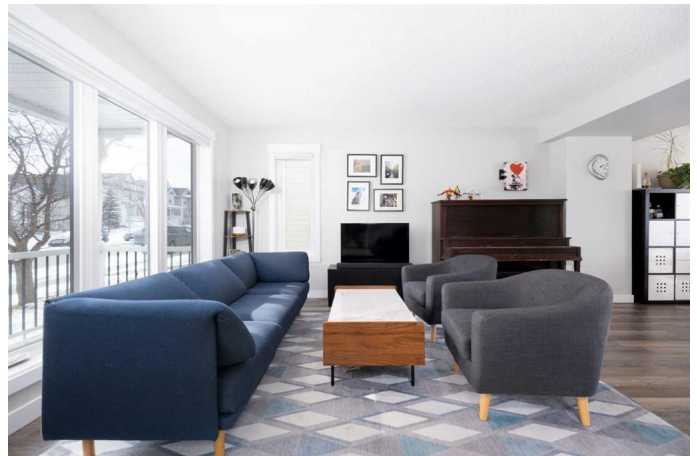
\$595,000

4 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

This charming home in sought-after Tuscany won't last long! Ideally located within walking distance to schools, shopping, and transit sits this 1,360 sq.ft house with developed basement and lots of upgrades, including the removal of all PolyB plumbing in 2022. Upon entering into the bright and open living room, you'll be immediately struck by the open floor plan and natural flow of the main level. The large dining area can accommodate a 10-person table, and the functional kitchen features stainless steel appliances and a large corner pantry. Passing through the sliding patio door to the backyard you'll enjoy the custom-designed two-level deck, which offers ample space for entertaining and a private sitting area. Admire the 3,300-watt solar energy system as it lowers your electricity bills, professionally installed on the roof of the double detached garage. Back inside and ascending the staircase you'll walk on plush high-end carpet installed in 2021. The upper floor features three good sized bedrooms and a three-piece bathroom. The primary bedroom is a comfortable space with a custom feature wall that adds a touch of modern style. The sizeable walk-in closet is big enough for all your clothes and shoes, and the three-piece ensuite makes getting ready in the morning a breeze. In the developed basement there is a built-in media rack and wiring for a home theatre perfect for family movie nights. A study makes for an excellent home office or guest



bedroom. The laundry room and ample storage space complete the lower level. The roof, backyard fence, deck, furnace, and water heater were all replaced in 2018, so your new home only needs your personal touch to make it complete!

Built in 1998

Essential Information

MLS® #	A2110466
Price	\$595,000
Sold Price	\$643,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	214 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3l2c4

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Off Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 15th, 2024
Days on Market	15
Zoning	R-C1N
HOA Fees	288.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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