

\$550,000 - 46 Tuscany Springs Heights Nw, Calgary

MLS® #A2110553

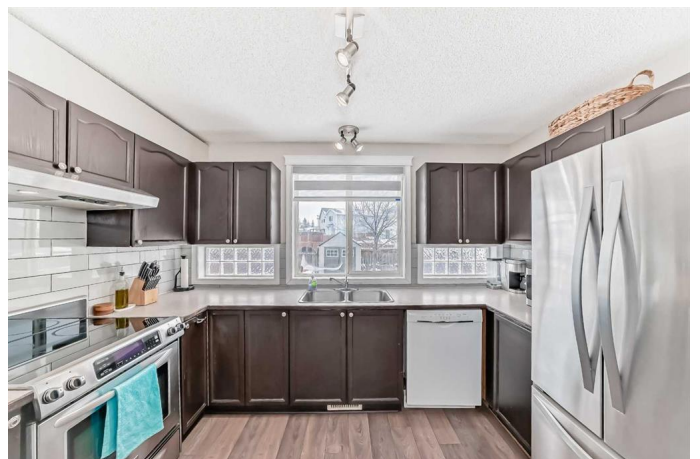
\$550,000

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

NEW ROOF (2021)|| CENTRAL AIR (2023) || NEW FURNACE (2023)|| NEW HOT WATER TANK (2022)|| Welcome to 46 Tuscany Springs Heights. Nestled in a tranquil corner of NW Calgary, this charming 1318 sq foot home offers a harmonious blend of comfort, style, and convenience. Step inside and be greeted by an open-concept layout that seamlessly connects the living, dining, and kitchen areas. Sunlight spills through large windows, illuminating every corner. The heart of the home—the modern kitchen—features stainless steel appliances, plenty of counter space, a breakfast bar, and ample storage space. Whether you're hosting a dinner party or preparing a family meal, this kitchen is up to the task. Upstairs, the large primary bedroom awaits—the ensuite bathroom and huge walk-in closet add a touch of luxury to your daily routine. Plenty of closet/storage space, two more large bedrooms, and a second bathroom round out the upper floor. The basement has been partially finished with framing in place including a good sized 4th bedroom and a bathroom. In the back yard, you will find a large flat space perfect for summer bbq's and for the kids to run and play or to pick apples off of your very own apple tree! The back lane serves as perfect access for your future double detached garage! Tuscany, with its ravine views, green spaces, walking paths, parks, and private community center beckons you to explore. Commuting to downtown Calgary is a breeze, thanks to easy



access to major highways. Families will appreciate the proximity to primary schools, making mornings a little less hectic!

Built in 2003

Essential Information

MLS® #	A2110553
Price	\$550,000
Sold Price	\$596,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Tuscany Springs Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2S4

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 11th, 2024
Days on Market	4
Zoning	DC (pre 1P2007)
HOA Fees	288.28
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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