

\$635,000 - 91 Tuscany Hill Nw, Calgary

MLS® #A2110669

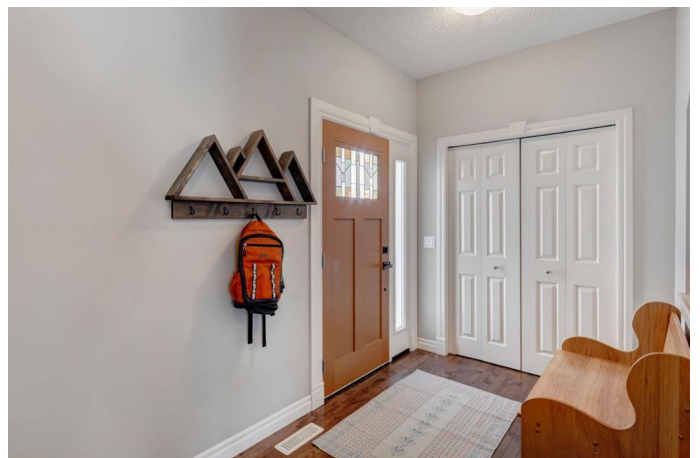
\$635,000

4 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

This well maintained single family home is conveniently located in the heart of one of Calgary's favourite communities, directly across from a spacious green area that houses a community garden and school. This home presents an excellent opportunity to own a detached two storey home with attached double garage. Upon entering through the front door, you will immediately feel at home and appreciate not only the ample closet space in the entrance hall but also the thoughtfully designed mudroom with custom storage adjacent to the garage. The living room, dining room and kitchen is an open concept that features large windows and a door that opens to the west facing back yard. When coming up the stairs to the second storey you are met with a spacious bonus room that boasts a corner fireplace, custom cabinets, and an east-facing view that overlooks the community garden, making it ideal space for watching the sunrise. The west facing primary bedroom has an ensuite bathroom and walk-in closet, accompanied by two more well-proportioned bedrooms and another full bathroom on this level. Additionally, there's potential to further develop the basement which currently accommodates a fourth bedroom, roughed-in bathroom, laundry area as well as plentiful storage space. The west-facing backyard will be perfect for spending quality time with family, hosting BBQs, entertaining guests, or unwinding with a book while watching the sunset.



Built in 2004

Essential Information

MLS® #	A2110669
Price	\$635,000
Sold Price	\$703,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,853
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Tuscany Hill Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z5

Amenities

Amenities	Clubhouse, Community Gardens, Dog Park, Park, Parking, Party Room, Picnic Area, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Barbecue, BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 4th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	277.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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