

\$699,900 - 843 Tuscany Drive Nw, Calgary

MLS® #A2111140

\$699,900

4 Bedroom, 4.00 Bathroom, 1,773 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Step into this charming home in the heart of Tuscany, boasting a myriad of updates guaranteeing comfort and convenience at every turn. The lovely kitchen has been newly updated with sleek quartz countertops and freshly painted cabinetry with a convenient island featuring breakfast bar seating, perfect for casual dining or entertaining guests. This space seamlessly flows into the eating nook, where you can enjoy meals with loved ones while admiring the serene views of the sprawling back deck and charming backyard. In the living room, a corner fireplace takes centre stage, adorned with a mantle and stone surround, creating a cozy ambiance for relaxing evenings at home. Large windows overlook the back deck, allowing natural light to fill the space and providing a seamless connection to the outdoors. A great sized office, 2pc powder room and main floor laundry top off this fantastic main level. Retreat to the primary bedroom where you'll find a stand-alone shower, as well as a relaxing soaking tub, ideal for unwinding after a long day. The spacious room also boasts a walk-in closet, offering plenty of storage for your wardrobe essentials. Two great sized bedrooms and a 4pc bathroom complete this upper level. Venture downstairs to the fully finished basement, where you'll discover even more living space and versatility. A lower-level bedroom awaits, complete with built-in shelving, providing privacy and comfort for guests or family members. The adjacent family



room offers plenty of room for relaxation and entertainment, making it the perfect spot for movie nights or game days. Ample storage space ensures that your belongings stay organized and easily accessible. A 4pc bathroom completes this space. With its thoughtful updates, spacious layout, and inviting atmosphere, this home offers the perfect blend of modern convenience and timeless charm. Updates include a newer roof (2 1/2 years old), brand new hot water heater, new furnace, new air conditioning, and fresh flooring throughout the main floor, this residence is the epitome of move-in ready.

Built in 2000

Essential Information

MLS® #	A2111140
Price	\$699,900
Sold Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,773
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	843 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J8

Amenities

Amenities	Clubhouse, Community G
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Smoking Home, Open Floor Closet(s)
Appliances	Central Air Conditioner, Microwave, Oven, Range Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Other
Lot Description	Back Yard, Close to Clubhouse, Few Trees, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 8th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	277.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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