

\$1,090,000 - 22 Tuscany Estates Close Nw, Calgary

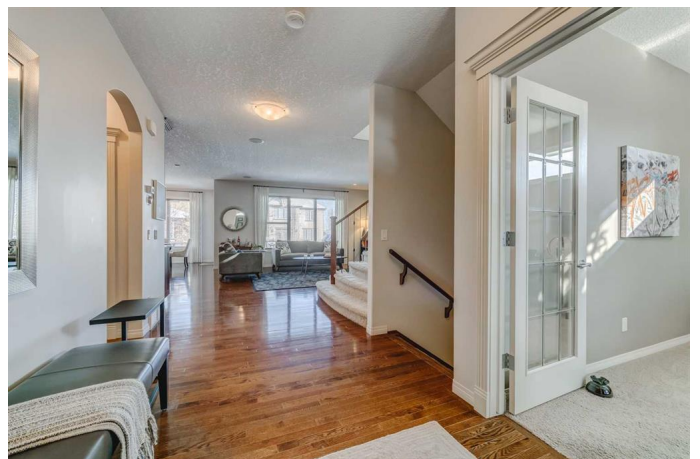
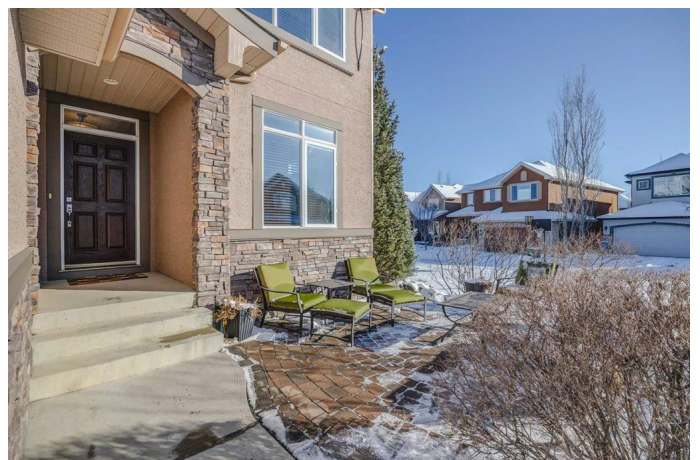
MLS® #A2113259

\$1,090,000

5 Bedroom, 4.00 Bathroom, 2,697 sqft
Residential on 0.15 Acres

Tuscany, Calgary, Alberta

Welcome to an exquisite family residence nestled in sought-after Tuscany Estates. Crafted by Albi Homes, this home boasts meticulous design and premium finishes throughout. Upon entry, you'll be greeted by an airy open-concept layout, adorned with architectural nuances. The heart of the home, a chef's kitchen, showcases granite countertops, a sprawling island, a 5-burner gas cooktop, wine fridge, and full-height cabinets. A convenient walk-through pantry adds to the functionality. The adjacent dining area and living room, adorned with a gas fireplace, offer serene views of the professionally landscaped yard through expansive windows. Completing the main level is a versatile den/office, a tastefully appointed 2-piece bath, and a walk-in coat closet for added convenience. Ascending the stairs, you'll discover a lavish master suite boasting a luxurious 5-piece ensuite, featuring dual vanities, a generous soaker tub, an oversize walk-in shower with two shower heads, and a substantial walk-in closet. Revel in the breathtaking downtown vistas from the master suite. The upper level further impresses with a west-facing bonus room, highlighted by a soaring vaulted ceiling, two sizable bedrooms, a well-appointed 4-piece bath, and a dedicated laundry room. The fully developed basement offers ample entertainment space with a sprawling recreation/games room, two additional bedrooms, a stylish 4-piece bath, and abundant storage, including a custom wine



rack. Step outside to the lush landscaped rear yard, where outdoor living is elevated with a large 2-tiered deck, prepped for your hot tub with wiring already in place. Meticulously maintained, the home received a new asphalt shingle roof, fascia, and eaves in November 2023. Situated mere steps from ravine pathways and within walking distance to schools, parks, and public transit, this home presents a rare opportunity to embrace unparalleled living in one of Calgary's most coveted neighborhoods.

Built in 2007

Essential Information

MLS® #	A2113259
Price	\$1,090,000
Sold Price	\$1,125,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,697
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Tuscan Estates Close NW
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B6

Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 9th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	288.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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