# \$659,900 - 11550 Tuscany Boulevard Nw, Calgary

MLS® #A2114771

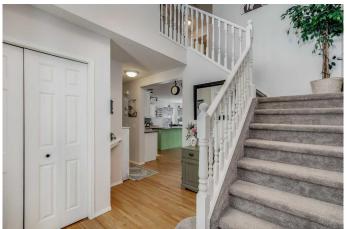
# \$659,900

5 Bedroom, 4.00 Bathroom, 1,618 sqft Residential on 0.10 Acres

Tuscany, Calgary, Alberta

This true family home offers 5 bedroom, 3.5 bath and has the perfect amount of space inside plus quick (walkable) access to everything that makes Tuscany an exceptional community. Walking distance to the Tuscany Club, 4 schools, paths, transit, and the Tuscany Market. Upon entry, you see and feel the pride of ownership as the open to below entry is bright & inviting. The spacious kitchen combines modern sleekness with rustic warm touches through its wood accents, stainless steel appliances, including a gas Stove, full pantry and generous island with eating bar. Attention to detail truly make this home remarkable. The spacious nook area easily accommodates the entire family & overlooks the sizeable yard with generous deck and beautifully landscaped yard featuring a wall of sandstone boulders. The living room window frames the yard perfectly all the while, inside, the serenity of the view & glow of the stunning fireplace create a room you never want to leave. The main floor also features hardwood & durable laminate flooring, a spacious laundry room with access to your oversized double attached garage (18' 5― x 21' 7―) & a 2-piece powder room. Upstairs, the plush updated carpet leads to 3 well-sized bedrooms including a primary bedroom with a private balcony with a panoramic mountain view, a large 4-piece ensuite with corner soaker tub, separate shower and access to the full walk-in closet. The 2 additional bedrooms are spacious and easily access the 4-piece family







bath. The warmth and character of the home continue into the basement. Fully finished with 2 bedrooms (one currently an office), a large recreation/movie room, a gorgeous 3-piece bathroom with oversized & tiled shower, plus significant storage and all this combined create a welcoming and functional basement. Other updates of this wonderful home in the past few years include: furnace, hot water tank, roof (5 years old), gutters, eaves and deck. Join us for the open house Saturday 1-3pm or call your favourite Realtor for a private showing. This loved home will not disappoint and is ready for another wonderful family to make new memories. Welcome Home!

#### Built in 1999

#### **Essential Information**

MLS® # A2114771
Price \$659,900
Sold Price \$674,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,618
Acres 0.10
Year Built 1999

Type Residential
Sub-Type Detached
Style 2 Storey

Status Sold

# **Community Information**

Address 11550 Tuscany Boulevard Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta

Postal Code T3L2J8

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached, Insulated

## Interior

Interior Features Closet Organizers, No Smoking Home, Recessed Lighting, Storage,

Vinyl Windows

Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Front Yard, Low Maintenance Landscape, Landscaped,

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 22nd, 2024

Date Sold March 27th, 2024

Days on Market 5

Zoning R-C1N HOA Fees 289.33 HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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