

\$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' x 21') & 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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