

\$659,000 - 123 Tuscany Springs Landing Nw, Calgary

MLS® #A2115922

\$659,000

4 Bedroom, 4.00 Bathroom, 1,881 sqft

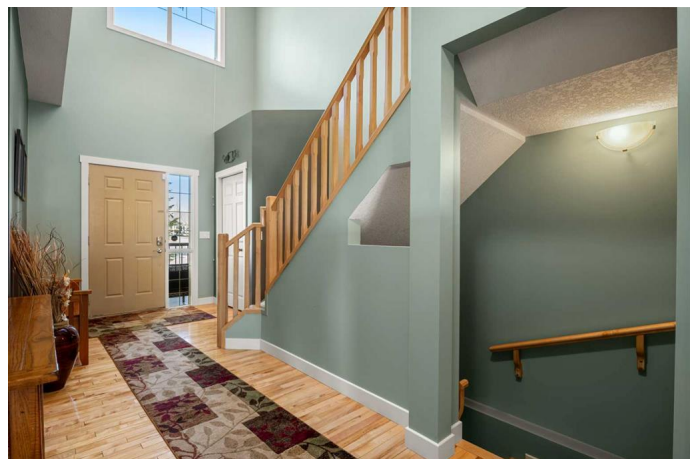
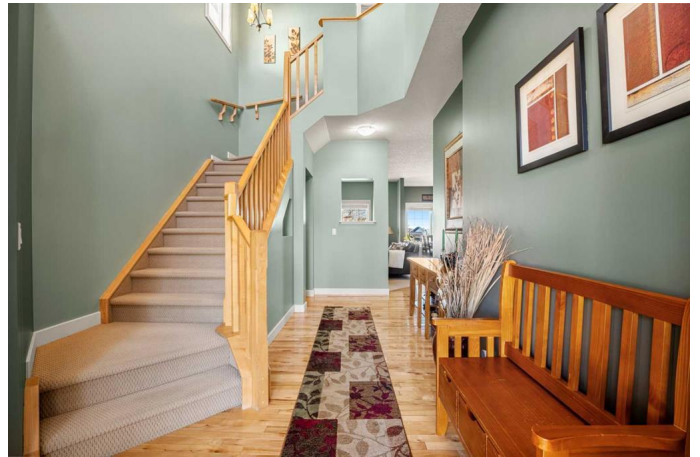
Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Nestled in the heart of Tuscany, this gorgeous 2-storey walk-out villa is located in the tranquil enclave of Tanglewood Villas. Boasting serene ravine views, this home blends condo conveniences with the privacy of a single-family residence.

With over 2,600sf of meticulously developed space, this 2-story semi-detached gem boasts 4 spacious bedrooms, 3.5 bathrooms, a double attached garage, and a walk-out basement, promising both comfort and style. The heart of this home is undoubtedly its smart and stylish kitchen, complete with abundant cabinet space, a walk-in pantry, and a convenient island bar, seamlessly flowing into the expansive living room adorned with a cozy gas fireplace and captivating ravine views. The separate dining area, with direct access to the back deck, offers an idyllic setting for indoor-outdoor living and entertainment. The upper level is a haven of tranquillity, featuring a luxurious primary suite with a separate tub, walk-in shower, and a sizable walk-in closet, alongside two additional bedrooms and a full bath offering versatility and charm. The fully-developed lower level is an entertainer's dream, with its large family room and fireplace, a stunning wine room, a fitness space or an additional bedroom, a 3-piece bathroom and access to the back patio and separate outdoor deck.

Residents enjoy a maintenance-free lifestyle



with access to the Tuscany Club community center, schools, shopping, playgrounds scenic pathways and nearby Tuscany LRT. Seize the opportunity to own this magnificent villa, where luxury meets nature. Units in Tanglewood Villas do not enter the marketplace very often. Schedule your private tour today and step into a world where every detail is crafted for your utmost enjoyment.

Built in 2004

Essential Information

MLS® #	A2115922
Price	\$659,000
Sold Price	\$659,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,881
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	123 Tuscany Springs Landing Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B9

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Utilities	Cable Internet Access, Cable Connected, Electricity Connected, Natural

	Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Creek/River/Stream/Pond, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	March 28th, 2024
Days on Market	9
Zoning	M-CG d44
HOA Fees	208.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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