

\$929,888 - 110 Tuscany Glen Park Nw, Calgary

MLS® #A2116835

\$929,888

4 Bedroom, 4.00 Bathroom, 2,514 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Immaculate stunning home located in the Estates of Tuscany! Highly sought after area, very quiet, a block to the ridge, surrounding green spaces to explore, and walking distance to schools. You're going to fall in love with all of the 3375 ft² of developed space. Over \$100,000 of upgrades in the past few years! New roof in 2019, newer gleaming hardwood flooring, plush carpets, lighting, custom built-ins throughout, SS appliances including an induction stove, and a brand new hot water tank in 2024. Too many upgrades to mention. Main floor featuring a bright open concept with higher ceilings, large home office with french doors, a massive mudroom leading to the walk through pantry, and a sink area which would make for a great dog wash. Enter through to the heart of the home to the warm and inviting living room with gas stone fireplace, gorgeous kitchen with all the bells and whistles including a Culligan water system, an open dining space that can accommodate many large dinner parties, and a beautiful garden door that leads to the exposed aggregate patio and landscaped yard with irrigation. Upstairs you will find a sunken bonus room for your Netflix bingeing, an XL well designed laundry room, a full bath, and 3 bedrooms. The huge primary bedroom boasts a stunning spa-like en suite featuring heated tile floors, a glass shower with seating, grand soaker tub, double sinks, beautiful natural lighting and walks through to the envious walk in closet. Central air conditioning will surely be appreciated as you



retire for the evenings this summer. The lower level is fully developed with a bedroom, another full bath, a family gathering area with built in speakers for movies, games, and fun. Other upgrades include a Heppa IQ air quality system, central vac, and epoxy garage floors. Membership to The Tuscany Club includes tennis, a skateboard park, gyms, rinks, programming and a splash park. Welcome home!

Built in 2005

Essential Information

MLS® #	A2116835
Price	\$929,888
Sold Price	\$1,030,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,514
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	110 Tuscany Glen Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3E6

Amenities

Amenities	Clubhouse, Park, Recreation Facilities
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Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Purifier, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 23rd, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	288.28
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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