

\$1,225,000 - 54 Tuscany Estates Point Nw, Calgary

MLS® #A2121577

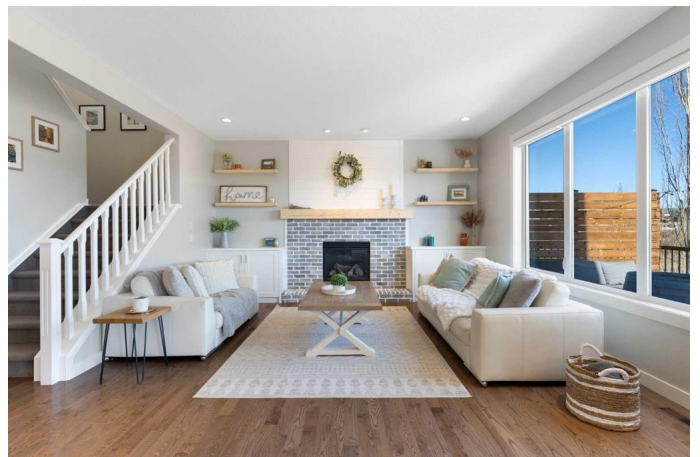
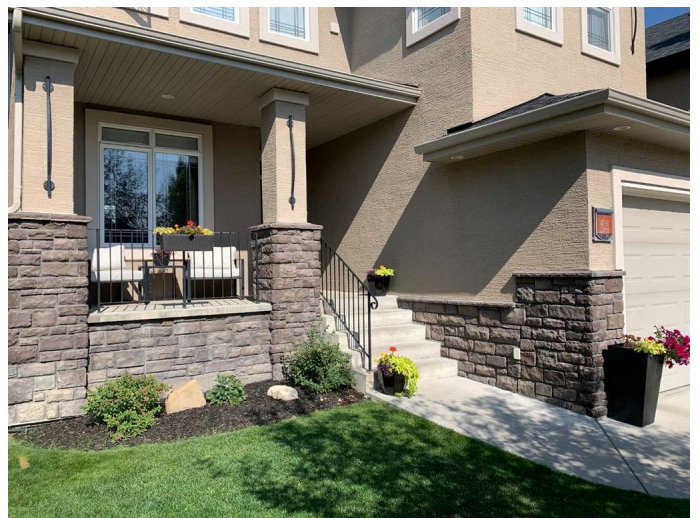
\$1,225,000

5 Bedroom, 4.00 Bathroom, 2,578 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Welcome to this stunning renovated walkout in Tuscany Estates, with 4 bedrooms upstairs, over 3,700 sq ft of total living space, A/C & situated on a prime lot backing onto a tranquil ravine & pathway, offering both serenity & convenience. This immaculately maintained home is what you've been waiting for!! You are greeted by a charming exterior featuring a covered front porch, hinting at the warmth within. The main floor welcomes you with a spacious home office providing the perfect retreat for remote work or quiet study. Continuing into the heart of the home, you'll discover the inviting great room with gas fireplace accentuated by shiplap detail & large windows that frame picturesque views of the ravine pathway, creating an ambiance of warmth & relaxation. The thoughtfully renovated kitchen is as functional as it is beautiful with a massive island breakfast bar, recently updated 2-tone cabinets, backsplash, quartz counters & stainless steel appliances (2022). A walk-through pantry adds convenience, leading to the large, renovated mud room & laundry area with sink, cabinets & huge closet, adding plenty of convenient and organized storage. There's also the dining space which offers a breathtaking backdrop for family meals and entertaining, with access to the rear deck perfect for simply enjoying the serene surroundings. Throughout the main floor, gleaming hardwood and ceramic tile flooring complement the 9' ceilings, enhancing the sense of spaciousness. On the upper



level, you'll find a versatile bonus room, perfect for movie nights or a play area. The primary suite is soothing and inviting, featuring a spacious layout, elegant ensuite with a large soaker tub, double vanity with quartz counters, and an oversized seated shower. A generous walk-in closet with newer custom built-in cabinets offers ample storage and organization space. Three additional large bedrooms with newer built-in closets and a well-appointed main bathroom complete the upper level, with new quartz counters & updated cabinets. Venturing downstairs, the fully finished walkout basement is a haven for relaxation & entertainment. Boasting large windows that flood the space with natural light, sprawling family & rec room with shiplap detail, that can accommodate a gym, games room area & more. Plus a 5th bedroom & a full bathroom with a custom tiled shower and heated floors. Step outside to the covered concrete patio, & take in views of the ravine & enjoy the meticulously landscaped yard. You are walking distance to a playground, public & Catholic elementary & junior high schools are minutes away. Tuscany is a fantastic community with natural parks & pathways right out your back door, shopping & amenities just minutes away, with easy access to major routes in & out of the city. Plus the incredible Tuscany Club recreation centre that has many scheduled activities, ice rink with its own Zamboni, tennis courts, playground & splash park. Book your showing today and enjoy summer in your new home! Welcome home!

Built in 2009

Essential Information

MLS® #	A2121577
Price	\$1,225,000
Sold Price	\$1,205,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,578
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	54 Tuscany Estates Point Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0C3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 24th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	290.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.