

\$1,399,900 - 259 Tuscany Estates Rise Nw, Calgary

MLS® #A2122045

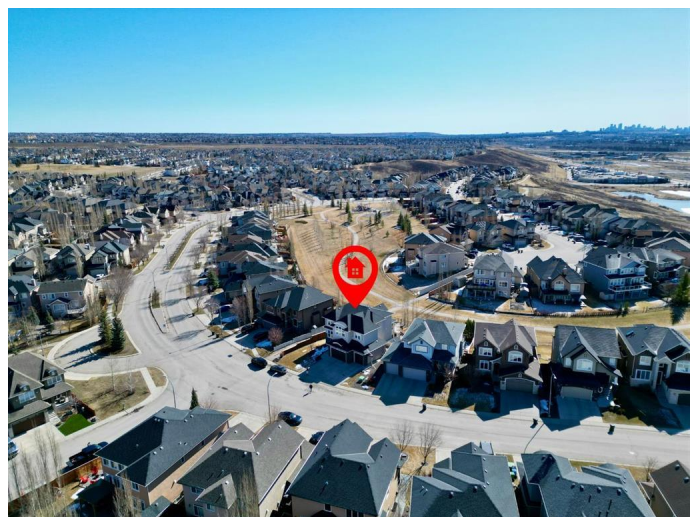
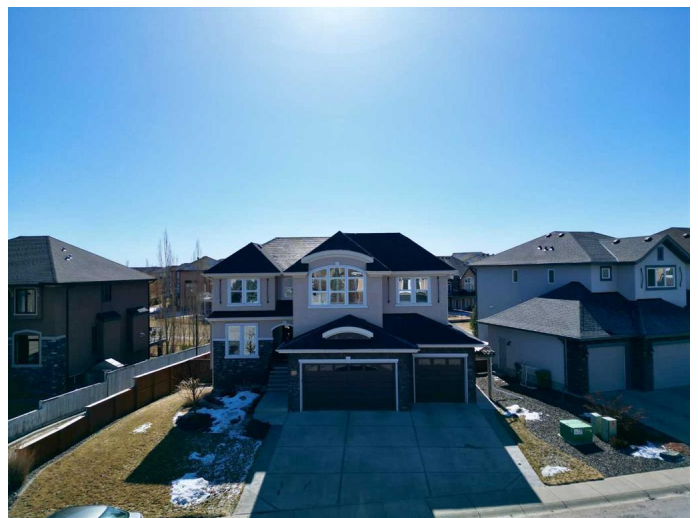
\$1,399,900

5 Bedroom, 4.00 Bathroom, 3,041 sqft

Residential on 0.18 Acres

Tuscany, Calgary, Alberta

Nestled in the highly sought after Estates of Tuscany, this stunning home boasts over 4000 sqft of living space, backing onto a walking path and green space. Stepping inside you are greeted by a gorgeous, well appointed kitchen. Gleaming granite countertops complement the stainless steel appliances, creating a modern and elegant ambiance. Custom cabinetry provides ample storage, keeping the space clutter-free, while a pantry with built-ins ensures everything has its place, enhancing functionality. The large island boasts a raised breakfast bar, inviting family and friends to gather around for casual meals. Adjacent to the kitchen, the eating nook offers a serene retreat with large windows overlooking the backyard. Natural light floods the space, creating a warm and inviting atmosphere. Step outside onto the spacious back deck with stairs leading down to the fully fenced backyard, this outdoor oasis provides endless opportunities for relaxation and recreation. The living room beckons with its cozy gas fireplace, featuring a stone surround and built-ins, seamlessly connecting to the kitchen and eating nook. Whether it's a quiet evening by the fire or lively gatherings with loved ones, this versatile space accommodates all occasions with style and comfort. The main floor is completed with a 2pc powder room and great office space! Retreat to the primary bedroom, a luxurious sanctuary offering a 5-piece ensuite for ultimate relaxation. Dual vanity sinks, a private WC, stand alone shower



and soaking tub awaits, while a spacious walk-in closet with custom built-ins ensures effortless organization. Additional three upper-level bedrooms and 4pc bathroom provide comfort and convenience for every member of the household. A bonus room with a vaulted ceiling offers a flexible space for recreation or relaxation, flooded with natural light through large bright windows. Convenience meets functionality in the upper-level laundry room, complete with hanging racks and storage space, making laundry day a breeze. Descend to the in-floor heated basement, where entertainment awaits. A large wet bar with breakfast bar seating and ample cabinet space is perfect for hosting gatherings. The adjacent family room boasts a built-in theater screen, creating an immersive cinematic experience. An open rec room space offers endless possibilities, whether it's creating a home gym or furthering your family room. Step outside to the lower-level patio, featuring an outdoor fireplace with a stone surround, perfect for cozy evenings under the stars. Topping off this space is an additional bedroom and 4pc bathroom. Additional features include epoxy flooring in the oversized triple car garage, providing durability and easy maintenance, a storage shed in the backyard, offering practical storage solutions along with irrigation, AC on the upper level and water softener! This meticulously designed home seamlessly blends luxury, comfort, and functionality, creating an idyllic retreat for modern living.

Built in 2009

Essential Information

MLS® #	A2122045
Price	\$1,399,900
Sold Price	\$1,505,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,041
Acres	0.18
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	259 Tuscan Estates Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0C5

Amenities

Amenities	Clubhouse, Community Gardens, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 15th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.