

\$800,000 - 95 Tuscany Hills Park Nw, Calgary

MLS® #A2125157

\$800,000

5 Bedroom, 4.00 Bathroom, 2,111 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Situated on a generous lot that backs onto a quiet green space, this stunningly renovated family home enjoys unparalleled privacy and tranquility, with commanding views of the majestic mountains beyond. Approaching the home, you're greeted by a meticulously landscaped front yard adorned with greenery and towering trees. The exterior facade is a soothing palette, boasts clean and classy with additional poured concrete driveway, complemented by tasteful stone retaining wall accents that add a touch of rustic elegance. Stepping through the front door, you're welcomed into a light-filled foyer adorned with gleaming hardwood floors, setting the stage for the impeccable design that awaits. The main level features an open-concept layout that seamlessly connects the living room, dining area, and kitchen, creating an inviting space for gathering with family and friends. The living room is a haven of comfort with a cozy fireplace where loved ones can gather to relax and unwind. Wall to wall windows surround the dining room and frame picturesque views of the tranquil green space beyond, bathing the room in natural light and highlighting the outdoors. The gourmet kitchen is a chef's dream, boasting sleek quartz countertops, custom cabinetry and upgraded stainless steel appliances including a double oven. A centre island with seating offers a casual dining option and additional workspace for culinary endeavours, while a walk-in pantry provides ample storage space for all your cooking



essentials. Upstairs, the luxurious primary suite awaits, offering a private sanctuary to escape the stresses of daily life. The spacious bedroom features an inviting fireplace, large windows, and a cozy sitting area, while the ensuite bathroom boasts a soaking tub, walk-in shower and oversized vanity, creating a spa-like oasis right at home. A walk-in closet offers plenty of storage space, keeping clothes and accessories neatly organized and easily accessible. Three additional bedrooms on the upper level provide comfortable accommodations for family members and guests alike, each thoughtfully appointed with wide plank floors, ample closet space, and large windows, some that frame stunning views of the surrounding landscape. Outside, the expansive backyard is a private retreat, featuring zeroscape design, a multi level patio, firepit area and backing onto a bike path system that is steps from a large green space, kids play ground and school, where children and pets can play to their hearts' content. A covered patio offers shade on sunny days - the perfect spot for outdoor entertaining or simply lounging with a good book while enjoying the peaceful location. The basement is fully finished and provides an additional bedroom, living room, 3 pce bathroom, and play room. With its impeccable design, luxurious amenities, and prime location backing onto green space with mountain views, this renovated family home offers a rare opportunity to experience the best of suburban living amidst the beauty of nature.

Built in 1996

Essential Information

MLS® #	A2125157
Price	\$800,000
Sold Price	\$835,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	95 Tuscany Hills Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2A3

Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Storage
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gazebo, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2024
Date Sold	May 2nd, 2024
Days on Market	3
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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