

\$899,900 - 22 Tuscany Estates Drive Nw, Calgary

MLS® #A2125701

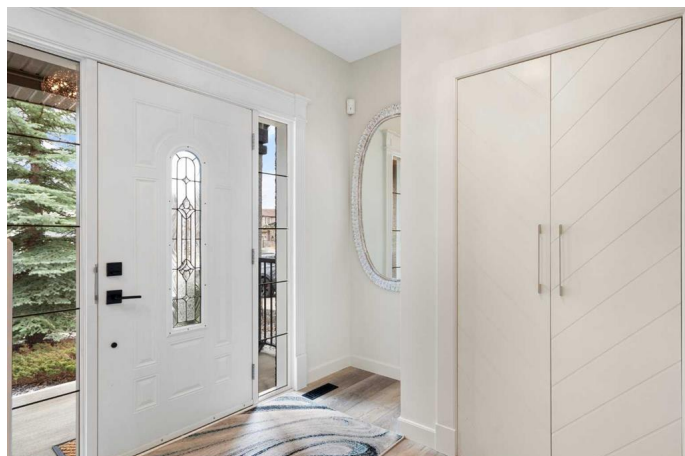
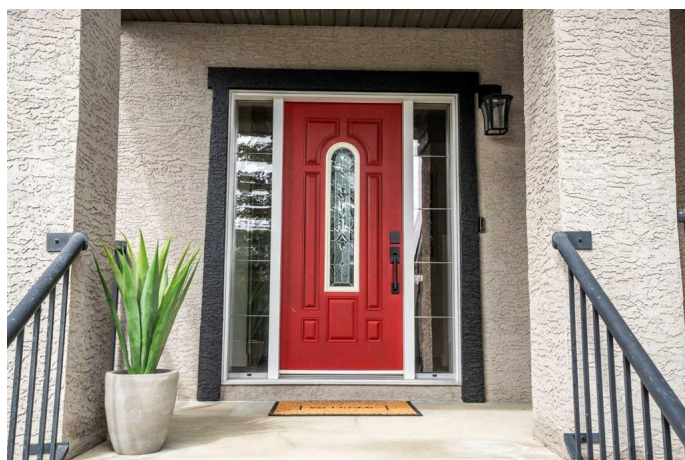
\$899,900

4 Bedroom, 4.00 Bathroom, 2,164 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome to this perfectly well-kept home in the estates in Tuscany. Only a few minutes walk to Tuscany School, if you have been looking to move up in the community, this is it! With nothing to do but move in, this 2164 sq ft fully finished home has been meticulously maintained by the original owners to the mint condition you will find it in today. The main floor is functional with an updated kitchen with duotone cabinets, high-end appliances, gas range, granite countertops, large pantry and an island to entertain at. The dining area overlooks the beautifully landscaped yard and has plenty of room to enjoy family dinners. Separated by a 2-way fireplace, you will find the living room with a feature wall and high-ceilings. Also on the main floor is the all-important office - which is hard to find in many homes in Tuscany. Upstairs you have a large BONUS ROOM with lots of windows and the perfect place to gather to watch the game or your favourite programs. The primary bedroom provides ample space for your furniture and has an updated ensuite and walk-in closet. The basement is FULLY FINISHED with plenty of room for a workout space and room for the kids to play their games or watch a movie. There is a FOURTH BEDROOM and full bathroom which makes it the perfect 3 things needed in a basement - bedroom, bathroom and recreational space. Steps to the soccer fields and Tuscany Estates Park, this really is the ideal home for your growing family. Come by and see it soon



before it's gone.

Built in 2006

Essential Information

MLS® #	A2125701
Price	\$899,900
Sold Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,164
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Tuscany Estates Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Oven, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	April 30th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	275.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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