

\$899,900 - 80 Tuscany Springs Terrace Nw, Calgary

MLS® #A2130925

\$899,900

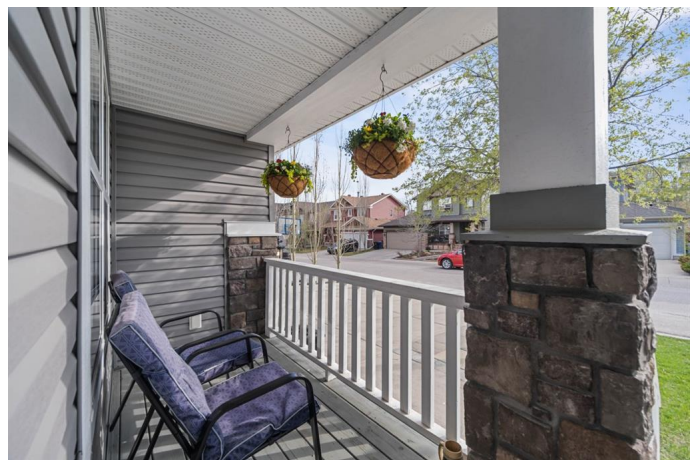
5 Bedroom, 4.00 Bathroom, 2,347 sqft
Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Here's a beautiful home you don't want to miss! The two-story detached home offers a seamless blend of comfort, convenience, and luxury. With a total of ample living space of 3367 square across three floors, catering to the needs of a modern family while also offering the potential for income generation with a fully developed LEGAL Walkout Basement!

Entering the home, the open floor plan fosters a sense of unity and ease, making it an ideal space for hosting gatherings or simply spending quality time with family. The high 9-foot ceilings enhance the sense of openness, while stainless steel appliances and a newer electric stove (2023) add a touch of modern sophistication to the kitchen. Custom built shoe cabinets at the entrance maximize storage and help maintain a neat and organized environment. Laundry room is on the main floor to provide convenience. The main level also includes a versatile room that can serve as either a bedroom or a home office, offering flexibility for various needs.

The upper level has three bedrooms, each designed to ensure comfort and privacy. The main suite is a standout feature, offering a luxurious retreat with its 6-piece bathroom and separate closets for "his" and "hers" needs. The suite's large windows provide stunning views, adding a serene touch to the living experience. The other two bedrooms on this



level are generously sized and share a full bathroom, offering convenience for residents or guests. Vaulted ceilings and large windows in each room enhance the sense of space and allow for an abundance of natural light.

The bonus room on the upper level offers a spacious haven for family entertainment. Bathed in natural light from large windows, this room provides a bright and inviting atmosphere.

The legal walkout basement is an asset, with its own kitchen, laundry, and two bedrooms and two bathrooms perfect for extended family or as a rental space. One of the bedrooms is a suite with its own bathroom, while the other faces the backyard and benefits from large windows that bring in natural light. The backyard is a green thumb's dream, featuring a large greenhouse and fertile soil for gardening.

Conveniently located just a minute's walk from the bus station and a short 10-minute walk to the LRT station, close to schools, shopping, golfing, and other amenities. Tuscan Clubhouse adds fun features for the kids and family to have a fun time together. This home combines comfort, style, and accessibility. Don't miss this incredible opportunity!

Built in 2005

Essential Information

MLS® #	A2130925
Price	\$899,900
Sold Price	\$897,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,347

Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	80 Tuscany Springs Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z2

Amenities

Amenities	Clubhouse, Community Gardens
Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parkade

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Purifier, Window Coverings
Heating	Boiler, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2024
Date Sold May 26th, 2024
Days on Market 17
Zoning R-C1
HOA Fees 298.07
HOA Fees Freq. ANN

Listing Details

Listing Office Hope Street Real Estate Corp.

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