

\$1,279,990 - 22 Tuscany Estates Crescent Nw, Calgary

MLS® #A2132382

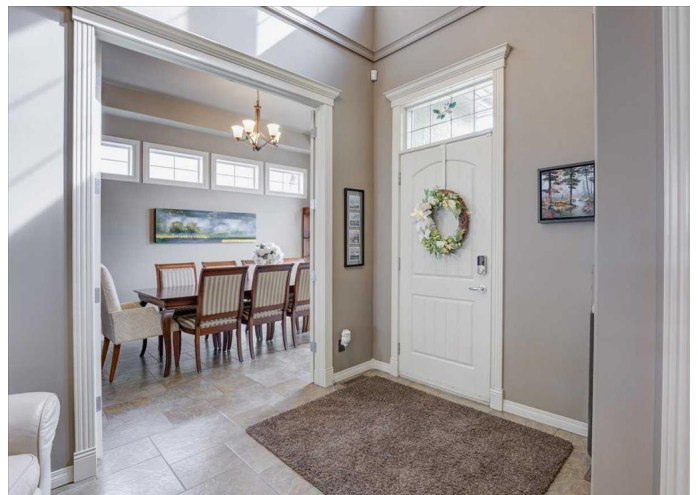
\$1,279,990

3 Bedroom, 3.00 Bathroom, 1,870 sqft

Residential on 0.17 Acres

Tuscany, Calgary, Alberta

Striking executive custom-built walk-out bungalow is nestled against picturesque green space, offering a serene retreat from the bustle of city life. With over 3500 square feet of meticulously designed living space, every inch of this home exudes elegance and functionality. Step through the grand foyer with soaring ceilings into the heart of the home, where an open-concept main living area awaits. The chef's dream kitchen features a gas cooktop, dual ovens, a generous sit-up bar, walk-through pantry, and an array of special extras to elevate your culinary experience. Floor-to-ceiling windows in the great room bathe the space in natural light. Entertaining is effortless both indoors and out, with a spacious eating area that flows seamlessly onto the expansive wrap-around deck. Hosting dinner parties is a breeze in the separate formal dining room, while built-in cabinetry creates the perfect office nook for remote work or study sessions. Retreat to the owner's suite for ultimate relaxation, where a spa ensuite awaits. Indulge in a rejuvenating soak in the soaker tub, unwind in the steam shower, and pamper yourself with heated floors and a double sink vanity. The walk-in closet offers ample storage space. Convenience is key with an oversized double garage that opens to a well-appointed mudroom complete with built-in cabinetry, a powder room and space to add a washer and dryer. The fully finished walk-out lower level is an entertainer's paradise, featuring a spacious



family room that leads to the lower-level patio and meticulously landscaped, low-maintenance grounds with zoned irrigation. Perfectly designed for guests and children alike, two additional bedrooms await on the lower level, each boasting walk-in closets and a sink and vanity for added convenience. Don't miss the opportunity to experience the unparalleled craftsmanship and attention to detail that Albi Homes is renowned for. Come and discover your dream home in this spectacular location!

Built in 2006

Essential Information

MLS® #	A2132382
Price	\$1,279,990
Sold Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,870
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	22 Tuscany Estates Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 27th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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