

\$759,900 - 147 Tuscany Hills Circle Nw, Calgary

MLS® #A2132640

\$759,900

3 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this charming 2-storey home located in the family-friendly community of Tuscany. With over 2600 square feet of developed living space, including 3 bedrooms, 2 full bathrooms, and 2 half bathrooms, this residence offers a comfortable and inviting environment for any household. As you enter the home, you are greeted by an expansive entryway with elegant hardwood flooring that flows throughout the main floor. The open concept design seamlessly connects the kitchen, living, and dining areas, creating a bright and welcoming space filled with natural light. The living room features a cozy gas fireplace, perfect for relaxing evenings. The well-appointed kitchen boasts an island with a breakfast bar, quartz countertops, stainless steel appliances, a corner pantry, and ample cupboard space. Adjacent to the kitchen is a convenient main floor laundry room and a 2-piece powder room. The upper level features a generous bonus room with a vaulted ceiling, offering a versatile area for family activities. The primary bedroom boasts a walk-in closet and a luxurious 4-piece ensuite with a stone countertop, soaker tub, and stand-alone shower. Two additional bedrooms and another 4-piece bathroom with a tub/shower combo complete this floor. The fully developed basement includes an expansive recreational room with a wet bar, providing plenty of options for entertainment and relaxation. There is also a 2-piece bathroom on this level. Step outside to enjoy the tiered composite



deck with a gazebo, perfect for outdoor dining and gatherings. The spacious yard features a play structure, making it an ideal space for children. This property offers a double attached garage, providing ample space for parking and storage. The home is equipped with air conditioning, newer appliances, hot water tank, and furnace. Recent updates include new windows and fresh paint throughout, enhancing both comfort and aesthetics. Situated just steps from the Twelve Mile Coulee Natural Environment Park, residents can enjoy easy access to walking and biking pathways. The community also offers parks, playgrounds, schools, shopping, and various amenities. Additionally, access to the Tuscany Club Community Centre and easy entry onto Stoney Trail make this location highly desirable. This beautiful home in Tuscany is ready to welcome its new owners. Schedule a viewing today to experience all it has to offer!

Built in 1997

Essential Information

MLS® #	A2132640
Price	\$759,900
Sold Price	\$820,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,877
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	147 Tuscany Hills Circle Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2E5

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 10th, 2024
Days on Market	4
Zoning	R-C1

HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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