

\$769,900 - 180 Tuscany Meadows Heath Nw, Calgary

MLS® #A2133268

\$769,900

4 Bedroom, 4.00 Bathroom, 1,739 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

****Welcome to this beautiful two story home with a total of 4 bedrooms and 4 bathrooms in the community of Tuscany. This home has been well kept and updated over years. Situated on a quiet street across from a playground / soccer field, close to schools, transportation and amenities, this home is perfect for the growing family. Stepping into the foyer, you are met with a bright and open floor plan that effortlessly connects the main living spaces, allowing for seamless blend of entertainment and relaxation. The large family room has a gas fireplace and gleaming hardwood floors. The kitchen has ample cupboard space, Quartz counter tops, stainless steel appliances and a large pantry, the center island has a unique custom-made breakfast bar. The bright open dining area has garden door to an expansive deck and private nicely landscaped backyard surrounded by mature trees that provide the perfect backdrop for hosting gatherings. A two-piece powder room and laundry room complete the main floor. Up the stairs on your left is a large Bonus room with a built-in cabinet and 5.1 Surround sound system that stay (Wall mount TV stand will also stay), there is a convenient storage closet for games and Audio/Video accessories, this room also has pocket doors for additional privacy. The large primary bedroom boasts a spacious layout, an updated 4-piece ensuite bathroom, and a generous double closet, offering your very own sanctuary to unwind and recharge. Two additional bedrooms and**



an updated 4-piece main bathroom can also be found on the second level. The basement boasts a large fourth bedroom or office with a custom-built Murphy bed with a built-in desk. A large Rec room provides a great space for games and TV. The home shows pride of ownership throughout. Additional features are Central Air Conditioning, 4-zone sprinkler system, large double garage that is insulated and drywalled. The shingles are Newer, Upper floor windows replaced 2 years ago. Furnace and hot water tank have recently been upgraded, ensuring you peace of mind. Conveniently located in Tuscany, this home offers easy access to schools, recreational facilities, shopping destinations, and a variety of dining options, Stoney Trail is 5 minutes away, providing the perfect balance between suburban tranquility and urban amenities. Exceptional value! Sorry No Open House this weekend

Built in 2002

Essential Information

MLS® #	A2133268
Price	\$769,900
Sold Price	\$754,250
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,739
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	180 Tuscany Meadows Heath Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2V5

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Back Yard, Front Yard, Landscaped, Level, Underground Sprinklers, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 6th, 2024
Days on Market	14
Zoning	R-C1N
HOA Fees	290.00

HOA Fees Freq. ANN

Listing Details

Listing Office First Place Realty

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