

\$875,000 - 42 Tuscany Summit Green Nw, Calgary

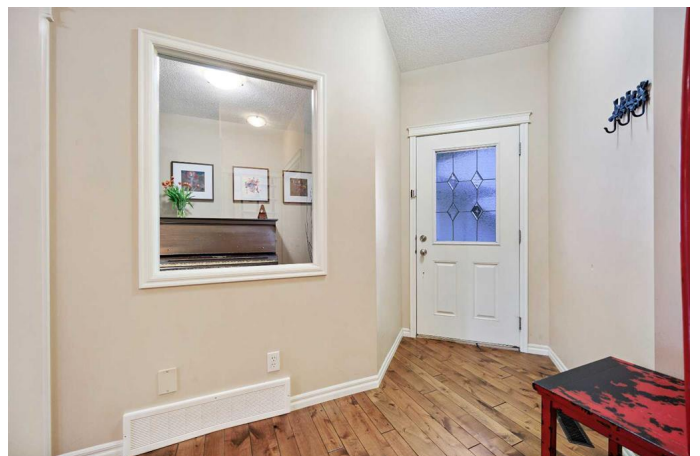
MLS® #A2133535

\$875,000

5 Bedroom, 4.00 Bathroom, 2,268 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY MAY 25 FROM 12-3PM**** Nestled in the heart of Calgary's coveted Tuscany community, this exceptional property epitomizes the perfect blend of rustic charm and contemporary luxury. Crafted by Beattie, this meticulously designed home offers four spacious bedrooms and a bonus room upstairs, providing ample space for comfortable family living. Upon entry, the 9' ceilings and warmth of rustic alder hardwood flooring welcomes you into the inviting ambiance of the main floor. The custom kitchen boasts granite countertops, intricately detailed cabinets, a corner pantry, and modern appliances, including a gas stove and subway tile backsplash, perfect for culinary enthusiasts. The adjacent living room features a striking stone fireplace, creating a cozy focal point for gatherings. A generous breakfast nook leads to a fully landscaped backyard, offering a serene outdoor retreat with lush trees and vibrant perennials. Upstairs, the master suite impresses with vaulted ceilings, an ensuite with a luxurious soaker tub, and a walk-in closet, providing a tranquil haven for relaxation. Three additional bedrooms and a 4-piece bath complete the upper level, catering to the needs of a growing family. Notable highlights include a den and laundry on the main floor, a captivating half bath adorned with a stone sink atop solid Douglas Fir, and a bonus room boasting extra sound proofing insulation and additional space for



versatility. Descending to the lower level, tall ceilings heighten the sense of space. Here, a fifth bedroom and a 3-piece bath with a custom shower await, along with a spacious family room, perfect for entertaining or unwinding. Architectural elements such as reclaimed wood and roofing tin window slides and a mantle sourced from a historic covered bridge in southern Alberta add character and charm. Reclaimed wood from Alberta barns and historic buildings further enriches the home's authenticity. In conclusion, this exquisite property offers a rare opportunity to own a home that seamlessly combines refined elegance with rustic allure. With its impeccable craftsmanship, thoughtfully designed spaces, and enchanting outdoor oasis, this home embodies the essence of luxury living in Tuscany.

Built in 2007

Essential Information

MLS® #	A2133535
Price	\$875,000
Sold Price	\$876,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,268
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Tuscany Summit Green Nw
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Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B8

Amenities

Amenities	Clubhouse, Community Gardens, Park, Parking, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Landscaped, Level, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 25th, 2024
Days on Market	2
Zoning	R-C1N
HOA Fees	298.07

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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