

\$668,900 - 7 Tuscany Meadows Heights Nw, Calgary

MLS® #A2133606

\$668,900

3 Bedroom, 4.00 Bathroom, 1,677 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Picture this: you stroll into this gorgeous corner, pie-shaped lot in Tuscany, and before you can even take your shoes off, you have a coffee station area with lots of storage in the front entry ready and waiting for you! Take a few steps inside and you're immediately embraced by a completely open concept living space, attractively renovated, with absolutely nothing to do but move in and enjoy! Imagine savoring your home-cooked breakfast at the raised, granite countertop island, whipping up treats in the kitchen, or throwing shindigs in the airy living and dining area filled with natural light. The main floor is complete with a half bath and laundry room, tucked away from the main living space for privacy. Retreat upstairs to your primary bedroom spacious enough for your king-sized bed, complete with a 4-piece ensuite and walk-in closet. Two additional bedrooms, both versatile and accommodating, make them ideal for kids, guests, roommates, or even transforming it into your home office. The bonus space upstairs has the potential and flexibility to be whatever your heart desires, including the option to easily renovate into a 4th bedroom! And oh, the sun-soaked, south-facing landscaped backyard is your personal chill area perfect for the upcoming summer! Benefit from recent upgrades including kitchen cabinets, main floor laminate, carpet with upgraded underlay (2022), and new furnace and AC (2023). This exceptional 2-storey nest features almost 2400 total square feet of warmth and comfort. Tuscany, a



family-centric community located in NW
Calgary is tucked away in a prime location with
easy access to major shopping hubs,
schools,Â parks, walking paths and roadways.
ThisÂ charming homeÂ won't wait around
forever - schedule your exclusive tour now!Â

Built in 2000

Essential Information

MLS® #	A2133606
Price	\$668,900
Sold Price	\$679,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,677
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7 Tuscany Meadows Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L2

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, 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

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 6th, 2024
Days on Market	14
Zoning	R-C1N
HOA Fees	298.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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