

\$624,900 - 161 Tuscany Springs Way Nw, Calgary

MLS® #A2133754

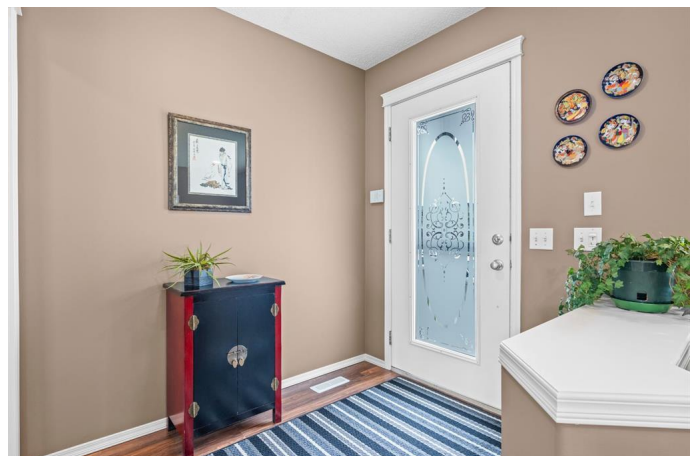
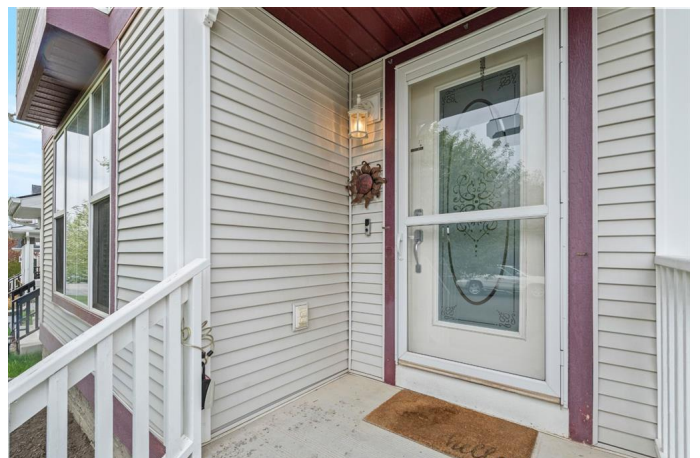
\$624,900

3 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Welcome to 161 Tuscany Springs Way NW
â€“ This pristine property exemplifies pride of ownership at every turn and offers a seamless blend of comfortable living spaces and engaging entertaining options. As you step inside, you'll immediately be drawn to the versatile open floor plan that maximizes every square inch of space. The expansive living room provides a welcoming atmosphere that effortlessly flows into the dining area, making it ideal for both intimate dinners and lively gatherings. The culinary space is a dream with its stylish peninsula-style island featuring a raised eating bar, perfect for casual dining or quick meals. The allure continues on the upper level where three generously sized bedrooms await. The primary suite is a true retreat, boasting a large walk-in closet and a private 4-piece ensuite, providing a serene escape from the hustle and bustle of daily life. Venture down to the fully finished lower level where functionality meets comfort. Here, a cozy den and a spacious family room anchor the space, complete with a warm gas fireplace that acts as the focal point. Stepping outside, the west-facing backyard is an outdoor enthusiast's paradise, featuring a sprawling deck with gas line for bbq and a meticulously maintained yard that invites relaxation and entertainment. The robust 20'x22' garage, equipped with its own subpanel, offers ample space for storage and hobbies. Nestled on a tranquil street and only a short stroll to public transit, this home offers both privacy



and convenience. Schedule your private viewing of this immaculate home right away as this one will not last long!

Built in 2001

Essential Information

MLS® #	A2133754
Price	\$624,900
Sold Price	\$641,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,315
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	161 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2L5

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, No Neighbours Behind, Landscaped, Level, Street Lighting, Private, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 31st, 2024
Days on Market	8
Zoning	DC (pre 1P2007)
HOA Fees	298.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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