

\$549,900 - 1307, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2133931

\$549,900

1 Bedroom, 2.00 Bathroom, 1,445 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

This stunning home offers an exquisite blend of modern elegance and functional design, with rich hardwood flooring seen throughout the main floor and SW orientation, boasting great mountain views, this home is a must see! The heart of the home, the kitchen, boasts granite countertops and a raised breakfast bar, perfect for casual dining or entertaining guests. Complemented by sleek stainless steel appliances and tile backsplash. Adjacent to the kitchen, the eating nook is a bright and inviting space. The vaulted ceiling, complete with a ceiling fan, adds a sense of grandeur, while the large windows frame picturesque views of the lush green space and surrounding landscape. This area is ideal for enjoying meals while basking in natural light and the beauty of the outdoors. The living room is both cozy and sophisticated, featuring an electric fireplace with a classic wooden mantle. This space seamlessly connects to the outdoor patio, inviting you to step outside and enjoy the southwest exposure, which provides breathtaking views of the mountains, green spaces, and nearby walking paths. This seamless indoor to outdoor living space offers a serene and comfortable atmosphere. The main floor is completed with in-suite laundry with ample storage space and a 4pc bathroom. The upper level is designed for luxury and versatility. The upper-level loft can serve as a workspace or be easily converted into a secondary bedroom, offering flexibility to suit your needs. The vaulted ceiling from



below and floor to ceiling windows, ensure that the great views continue, providing a stunning backdrop to your everyday life. The primary suite features a spacious bedroom with a walk-through closet equipped with built-in shelving for optimal organization. The 5-piece ensuite bathroom is a retreat in itself, boasting a dual vanity, a standalone shower, and a soaking tub, perfect for unwinding after a long day. Two titled parking stalls and a titled storage locker are the perfect additions to this unit! For overnight guests, a guest suite is conveniently located a few steps down the hall. Additional building amenities include a party room! Steps from Tuscany's beautiful walking paths and close to all amenities, this meticulously maintained home has pride of ownership seen throughout!

Built in 2006

Essential Information

MLS® #	A2133931
Price	\$549,900
Sold Price	\$535,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,445
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1307, 10221 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L 0A3

Amenities

Amenities	Elevator(s), Guest Suite, Parking, Party Room, Secured Parking, Storage
Parking Spaces	2
Parking	Parkade, Stall

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Other
Construction	Brick, Stucco

Additional Information

Date Listed	May 23rd, 2024
Date Sold	July 12th, 2024
Days on Market	50
Zoning	M-C1 d75
HOA Fees	223.57
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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