

\$769,000 - 91 Tuscany Hills Park Nw, Calgary

MLS® #A2136363

\$769,000

3 Bedroom, 3.00 Bathroom, 1,804 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Location, Location, Location! Great place to call home in Tuscany with a large back deck overlooking a great yard and then backing onto Green space and a walking path that leads to more park space and a nearby school. Let's begin with a front porch to catch the morning sun and enjoy your coffee. Just inside the front door is access to the office with lots of windows or down the hall to the laundry room and entrance to the attached garage. The kitchen is a delight with granite counters, lots of cabinet and counter space, corner pantry and center island. Stainless Steel appliances are in good condition. This open concept leads to the dining area that overlooks the covered and uncovered back deck space. A perfect place for entertaining in the evening. The living room has a nice gas fireplace and massive flat screen TV on the wall for you. The upper level has 3 bedrooms. A large skylight over the stairs giving lots of natural light. The primary bedroom is quite large and has a good size ensuite and large walk in closet. The Upper washroom has been updated over the years with newer insert tub and fixtures. Lower level is framed/ drywalled and wired. Just needs some flooring and personal touches and painting. Newer high efficiency furnace installed.

Built in 1995

Essential Information



MLS® #	A2136363
Price	\$769,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,804
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Tuscany Hills Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2A3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Level, Underground Sprinklers, Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 14th, 2024
Days on Market	15
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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