

\$800,000 - 30 Tuscany Springs Terrace Nw, Calgary

MLS® #A2136622

\$800,000

5 Bedroom, 4.00 Bathroom, 2,350 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to the highly sought after community of Tuscany! If you're looking for a vibrant neighborhood with great schools, plenty of walking paths, parks and greenspaces, convenient transit options including the Tuscany C-Train station, close proximity to shopping, groceries, restaurants, and quick access to the mountains, look no further! This home is perfect for families of all shapes and sizes. It features 5 bedrooms, 4 bathrooms, over 3,330 sq ft of total living space with a fully developed basement, and double attached garage. As soon as you set foot inside this well-cared-for home, you're met with high ceilings, and an open, spacious layout. The roomy foyer leads to a flex area which could be used as a den, play area, formal dining space, or purposed for whatever suits your family's needs. The living room is large, well proportioned, and highlighted by a cozy natural gas fireplace with attractive stone surround and mantle. This is the ideal space to entertain family, friends and guests! You'll love the kitchen which features an island with bar seating, rich cabinetry, plenty of counterspace, walkthrough pantry, and stainless steel appliances. Enjoy outdoor living in the backyard on a beautifully built multi-tier deck with sleek railing and tempered glass panels. This is a great place to host BBQs, parties, or just sip on your morning coffee, admiring the nicely landscaped yard with attractive trees and planter beds. The second level of the home has a massive



bonus room with numerous windows, each one bringing in tons of natural sunlight from the south exposure. The primary bedroom is huge! It easily fits a king size bed with lots of room to spare, and includes a walk-in closet and 5-piece ensuite. Two more nicely sized bedrooms, along with a 4-piece main bathroom finish off this level. The basement is thoughtfully and purposefully designed with two more bedrooms, another 4-piece bathroom, ample storage space, and a large rec room that's well suited for a media/entertainment, toy, or hobby area. There's so much value in this property, you must see it for yourself. Schedule a showing today!

Built in 2005

Essential Information

MLS® #	A2136622
Price	\$800,000
Sold Price	\$880,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,350
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	30 Tuscany Springs Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3L 2V2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Lawn, Garden, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 3rd, 2024
Days on Market	4
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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