

\$599,900 - 125 Tuscany Drive Nw, Calgary

MLS® #A2136646

\$599,900

3 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Situated on an oversized corner lot, this charming home boasts 3 bedrooms, 2.5 baths and an oversized double car garage! This lot is exceptional for the location showcasing a fully fenced backyard, an expansive outdoor space featuring a large patio, ideal for outdoor dining, and a cozy fire pit area, perfect for gathering with friends and family. Step inside to discover a well appointed kitchen. The kitchen is a delight, equipped with stainless steel appliances and ceiling-height cabinetry that provides ample storage. The island, with its breakfast bar seating, offers a casual dining option. A corner pantry adds convenience, while the open layout seamlessly connects the kitchen to an inviting eating nook. This bright nook, with its large window, floods the space with natural light and provides a delightful view of the back deck. The living room, also on the main floor, boasts an open and bright design, complemented with large windows that overlook the charming front porch. Upstairs, the home continues to impress with a generously sized primary bedroom featuring a 4-piece ensuite bathroom. Two additional good-sized bedrooms and a second 4-piece bathroom offer ample accommodation for family or guests. The fully finished basement expands the living space significantly. A sizable family room provides a versatile area for movies, games, or relaxation. Additionally, there are two spacious dens in the basement, one of which can easily be transformed into an office or an extra bedroom, catering to your



specific needs. Additional features include a new roof in 2023. Close to schools, walking paths and all amenities, this delightful abode is waiting to welcome you home!

Built in 1998

Essential Information

MLS® #	A2136646
Price	\$599,900
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	125 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C3

Amenities

Amenities	Clubhouse, Community Gardens, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan
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Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Microwave Hood Fan, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 3rd, 2024
Days on Market	3
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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