

\$1,298,000 - 253 Tuscany Estates Rise Nw, Calgary

MLS® #A2138999

\$1,298,000

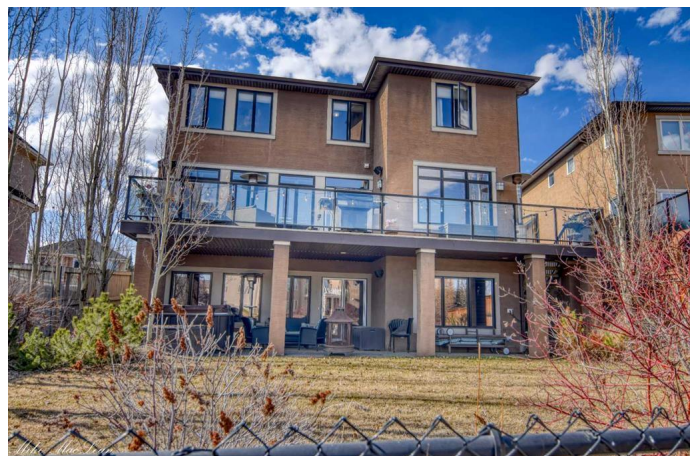
5 Bedroom, 4.00 Bathroom, 2,965 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

Huge reduction in Price \$ 50,000!! This sought-after floorplan from Landmark Homes is located in the very popular Tuscany Estates.

Built in 2009, this open-concept, two-storey home boasts over 3,000 sq ft of living space plus a finished walkout basement as well as a three-car garage. Acrylic stucco and unique black metal clad windows add to the visual appeal of the home. Entry into the home reveals a brightly-lit open concept with 10' knock-down ceilings and hardwood flooring. The main entry flows past the den with French Doors and also a formal dining room into the large living room with a gas fireplace. Continuing around the main floor reveals a beautifully appointed kitchen, complete with a large island, granite countertops and ample cabinetry, including two wine racks. Storage is not an issue with the number of custom kitchen cabinets and drawers. To complete the kitchen there are double convection wall ovens with a warming drawer, a six burner gas range with hood fan, stainless steel oversized refrigerator and dishwasher. Adjacent to the kitchen is the enclosed walk-through pantry/mudroom complete with five built-in lockers for storage and a full height wall mounted shoe rack, making this room a must-have for any busy family. Next, access the upper level via the open-riser staircase into the large bonus room with an entire wall of built-in cabinetry. The four bedrooms are smartly laid out, complimented by a very functional laundry room and bathroom. To



complete the upper floor is the open concept master ensuite which reveals double vanity sinks, matching cabinets, granite countertops, an oversized glass shower, separate tub and a walk-in closet with a custom cabinet with drawers and cubbies. The fully finished walk-out basement comprises of a huge open area with 108" home theatre screen and projector. A wet bar complete with a compact dishwasher and two bar sized refrigerators, compliments an open entertainment area with a second gas fireplace. Completing the finished basement is a fifth bedroom and fourth bathroom,. The large utility room doubles as an excellent space for more household storage. Outdoor amenities include a large vinyl surface upper deck with glass railing and a stairway leading down to the covered, exposed aggregate surface patio. Enjoy the relaxation of the 8'x8' hot tub in privacy. Exterior speakers, two storage sheds. This family home is backing onto a green space with a pathway that leads to the playground within sight of the house.

Built in 2009

Essential Information

MLS® #	A2138999
Price	\$1,298,000
Sold Price	\$1,277,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,965
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Sold

Community Information

Address 253 Tuscany Estates Rise Nw
Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 0B3

Amenities

Amenities Spa/Hot Tub
Parking Spaces 6
Parking Additional Parking, Quad or More Attached
Waterfront See Remarks

Interior

Interior Features Built-in Features, Ceiling Fan(s), Chandelier
Appliances Built-In Gas Range, Central Air Conditioner, Convection Oven, Dishwasher, Double Oven, Dryer, Warming Drawer, Washer/Dryer, Window Coverings
Heating Central, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Backs on to Park/Green Space, Street Lighting, See Remarks
Roof Asphalt Shingle
Construction Mixed, See Remarks, Stucco, Wood Frame
Foundation Perimeter Wall, Poured Concrete, See Remarks

Additional Information

Date Listed June 6th, 2024
Date Sold June 21st, 2024

Days on Market	15
Zoning	R-C1
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office G.M. Bain Real Estate Services Ltd.

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