

\$799,900 - 68 Tuscany Springs Terrace Nw, Calgary

MLS® #A2140269

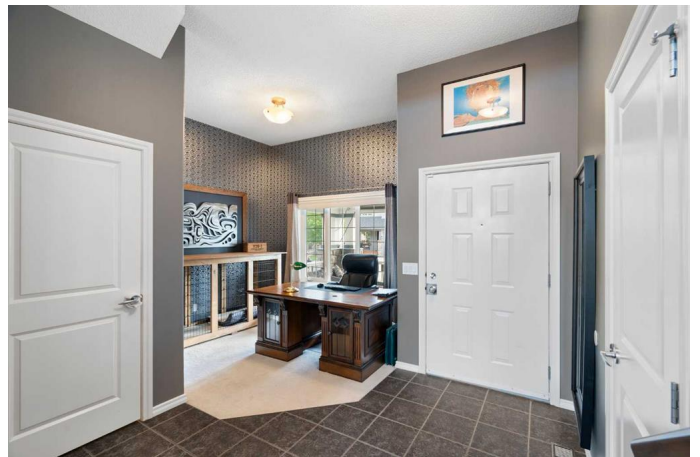
\$799,900

3 Bedroom, 4.00 Bathroom, 2,003 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this stunning family residence in the highly sought-after community of Tuscany! Nestled on a quiet street, this home boasts 9-foot ceilings on all three levels, a fully developed walkout basement and amazing curb appeal with a spacious front porch and exterior stone details. Enjoy outdoor living on the upper deck off the main floor or the covered patio on the walkout level. Inside, the soaring 18-foot vaulted ceiling and abundant natural light from expansive windows create a warm and inviting atmosphere throughout the kitchen, living room, and dining area. The contemporary kitchen, perfect for entertaining, features stainless steel appliances, granite countertops, and an island with a breakfast bar. The main floor also includes a 2 storey living room with a corner gas fireplace and a versatile front flex room, ideal for a home office. Upstairs you'll find a convenient laundry room and three generously sized bedrooms. The primary suite is a true retreat, featuring a luxurious 5-piece ensuite with dual sinks and his and hers walk-in closets. The fully developed walkout basement offers a spacious recreation room with a gas fireplace, huge windows, built-in cabinetry with a Murphy bed, and a hidden entrance to the mechanical and storage rooms. There's also a 4-piece bathroom and a flex area that can be used as a kid's play area, home gym, or additional office space. The house is networked, and the basement includes a built-in surround system. Step outside to the backyard to find a covered



patio area, a "she shed" (currently used as a woodworking shop), and a kid's playhouse. The double attached garage and expansive driveway ensure ample parking space. Lovingly maintained by the current owners, upgrades within the last 5 years include 40-year shingles, an exposed aggregate driveway, rear patio and stairs, central air conditioning, a tankless water heater, a water softener, a stone feature wall and ceiling fan in the living room, all kitchen appliances, and topped-up attic insulation for higher efficiency. This home offers easy access to major thoroughfares, a bus station (1-minute walk), an LRT station (10-minute walk), schools, grocery stores, shopping, golfing, walking paths, sports fields, and the Tuscany Club. Don't miss this incredible opportunity—schedule your private viewing today and embrace the lifestyle you deserve!

Built in 2005

Essential Information

MLS® #	A2140269
Price	\$799,900
Sold Price	\$885,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,003
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	68 Tuscany Springs Terrace Nw
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Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), See Remarks, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 15th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

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