

\$729,900 - 15 Tuscany Hills Point Nw, Calgary

MLS® #A2140893

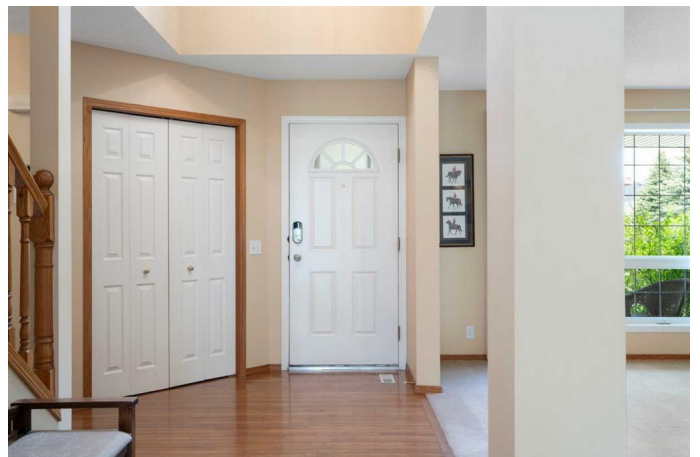
\$729,900

3 Bedroom, 3.00 Bathroom, 1,989 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Welcome to this amazing family home in the sought after community of Tuscany, that is situated close to schools, playgrounds, and walking paths which lead directly to the picturesque ravine. This 3 Bed, 2.5 Bath home is offered for the first time on the market and has been meticulously cared for by its original owners. As you enter you will quickly appreciate the pride of ownership throughout, with its gleaming hardwood floors and bright open floorplan, it is easy to imagine yourself moving in. The main floor boasts a formal Living Room and Dining Room, leading to the Kitchen with centre island and beautiful quartz countertops. From the Kitchen you will find a cozy Family Room with Fireplace and a Breakfast Nook, which leads outside. The backyard is perfect for relaxing or outdoor entertaining, featuring a large deck, paved side yard, gas hook-up, and beautiful landscaping with a well-maintained lawn. To complete the main floor there is an Office, a 2pc Bath and a Laundry Room where you access the drywalled and insulated Garage. Upstairs, the large Primary Bedroom is large enough for a king-sized bed and all your furniture, it is a true retreat as it offers a beautiful ensuite with corner tub and walk-in closet. Rounding off the upper level there are 2 additional nice sized Bedrooms and a 4pc Bath. The basement is untouched, with large windows and roughed-in plumbing, the possibilities are simply endless. Additional features of this wonderful home include a



newer Hot Water Tank, Furnace, 30-year shingles, and most remarkably there is no Poly-B! Tuscany is a vibrant community where you can enjoy the Tuscany Club, the extensive pathway system, numerous schools, playgrounds, and shopping opportunities. This home is perfectly situated in a quiet cul-de-sac having convenient access to the bus and C-Train, it is also an easy drive to the downtown and less than an hour to the mountains. Your new home is close to all Tuscany has to offer and is TRULY A MUST SEE!!

Built in 1997

Essential Information

MLS® #	A2140893
Price	\$729,900
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,989
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15 Tuscany Hills Point Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 18th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	298.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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