\$599,000 - 10285 Tuscany Hills Way Nw, Calgary

MLS® #A2143119

\$599,000

1 Bedroom, 2.00 Bathroom, 1,419 sqft Residential on 0.13 Acres

Tuscany, Calgary, Alberta

First time on the market for this lovely Cedarglen Bungalow! With over 1,400 sq ft up and another 1,400 sq ft down of unspoiled space there is so much a buyer can do with this incredible home.

A highlight of this property is the captivating WEST-FACING BACKYARD AND DECK, surrounded by fully developed trees that offer both privacy and a serene backdrop. Step inside and discover a well appointed main level that is bathed in light from the large West facing windows (all while staying cool from the heat reducing Solar Screens), showcasing beautiful hardwood floors, a large and bright full dining room, a convenient laundry off the double attached garage, a cozy gas fireplace creating a warm and enticing atmosphere throughout, an immense Primary bedroom with a large and bright ensuite, alongside a versatile den/office that could easily be converted into an ADDITIONAL BEDROOM to suit your needs!

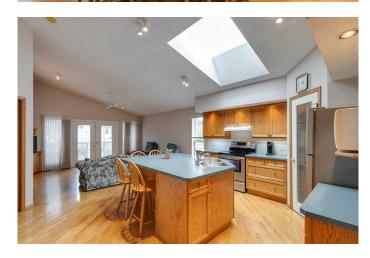
The open concept kitchen is a culinary enthusiast's delight, complete with modern appliances, loads of counter-space, a large island, and a skylight overhead that brings in natural light throughout the room.

The Untouched basement presents a blank canvas with the potential to create multiple bedrooms and a cozy living area, or whatever your heart desires.

This delightful home is steps from the







Twelve-Mile Coulee Ravine and it's 6km of pathways, an abundance of shops, schools, playgrounds, and green spaces. Tuscany is the City's premier Northwest community - come check it out today and see why!

Built in 1997

Essential Information

MLS® # A2143119
Price \$599,000
Sold Price \$617,000

Bedrooms 1

Bathrooms 2.00 Full Baths 2

Square Footage 1,419 Acres 0.13 Year Built 1997

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

Community Information

Address 10285 Tuscany Hills Way Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L2J5

Amenities

Amenities Clubhouse

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Bookcases, Built-in Features, High Ceilings, Kitchen Island, Laminate

Counters, Open Floorplan, Pantry, Skylight(s), Soaking Tub

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Range, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2024

Date Sold June 28th, 2024

Days on Market 1

Zoning R-C1 HOA Fees 298.00 HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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