

\$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
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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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