

\$849,000 - 888 Tuscany Drive Nw, Calgary

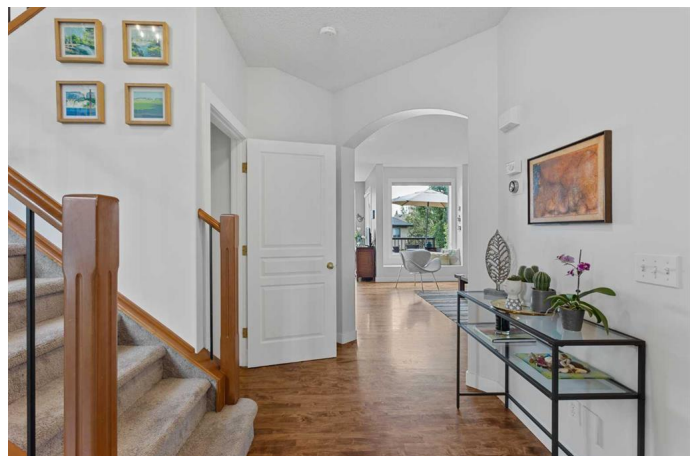
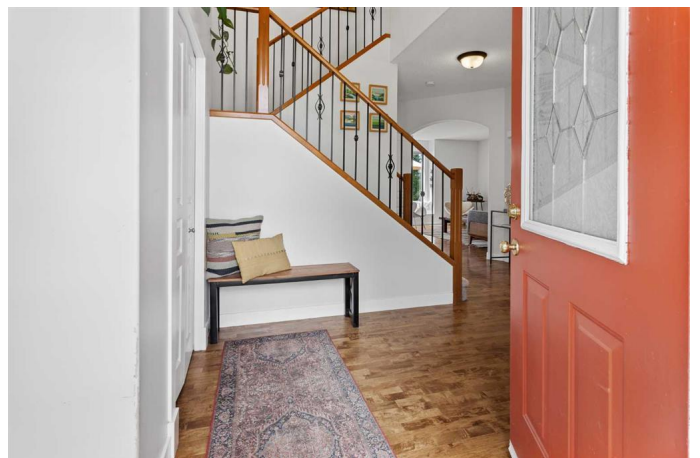
MLS® #A2144236

\$849,000

5 Bedroom, 4.00 Bathroom, 2,143 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Located in Tuscany's Hillside Estates, you'll find 888 Tuscany Drive NW. If you're into numerology, the triple 8 number is associated w/ ABUNDANCE, SUCCESS & FINANCIAL PROSPERITY and the repetition of the #8 amplifies this energy. Built in 2003 by the reputable Albi Homes, this home will make your heart skip a beat. As you step inside, you're greeted w/ 18ft ceilings w/ a modern light & a focal staircase. Straight ahead, you'll reach an open-concept space big enough for everyone to enjoy. Your renovated kitchen has cabinets that go all the way to the ceiling, stunning hardware, new backsplash, a gorgeous stone countertop, stainless steel appliances, a corner pantry & a big central island. This main floor was further upgraded in 2023, getting rid of carpet in the living room & replacing it w/ hardwood, all throughout your main floor. You have a beautiful living room centred around your tiled Gas fireplace. A BIG dining space w/ wrap-around S-facing windows that fill your main floor w/ natural light & access onto your top deck w/ stairs leading to your lower patio. Completing this main floor you have a powder room & a big mudroom leading to your double attached garage. Upstairs, you'll find a rare feature that is super convenient: you have 4 bedrooms PLUS a bonus room w/ all new carpet & paint. The bonus room has newly installed pot lights & vaulted ceilings. 2 of the bedrooms have slat feature walls & bedroom 4 has a custom-built closet. Down the hall



youâ€™ll find the kids bathroom, linen closet, & enter into your master retreat, w/ more updates added this year. Like a custom built-in closet, your room fits a king bed w/ nightstands on both sides. You have blinds in every room & your window ft. a scenic view of established trees, C.O.P & a glimpse of the mountains. A private walk-in closet & a renovated ensuite w/ an expanded shower, soaker tub, & double vanity complete this room. With over 3,000 sqft of developed living space, your walkout basement offers a 5th bedroom w/ a built-in closet, a 3rd bathroom, a big rec area & extra storage. You have no carpet down here, w/ luxury vinyl plank installed in 2023 + another fireplace. The big windows let in tons of natural light, letting this space feel just as great as the first 2 floors & sliding doors lead to your patio, which would be the perfect spot for a hot tub. With simple landscaping, the backyard is ready for you to enjoy. Over \$100K has been spent in renovations over the last 2 years, in renovations that youâ€™ll VALUE, so if youâ€™ve been searching for a home in a fantastic family-friendly location, that comfortably houses your larger or multi-generational family, this is the home for you! You have the Tuscany Club w/ a Party Room, Splash & Skate Park, Playgrounds, Sporting Courts & much more! The Tuscany Plaza for everyday conveniences incl. a Starbucks & Sobeys; 4 TOP-RATED Schools (all levels), a Community Garden, Firehall, 12-mile Coulee for scenic bike rides/runs PLUS the Tuscany C-train station w/ park & ride.

Built in 2003

Essential Information

MLS® #	A2144236
Price	\$849,000
Sold Price	\$839,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,143
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	888 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K5

Amenities

Amenities	Clubhouse, Community Gardens, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile, Zero Clearance

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Cleared, Close to Clubhouse, Few Trees, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 10th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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