

\$600,000 - 425 Tuscany Drive Nw, Calgary

MLS® #A2145043

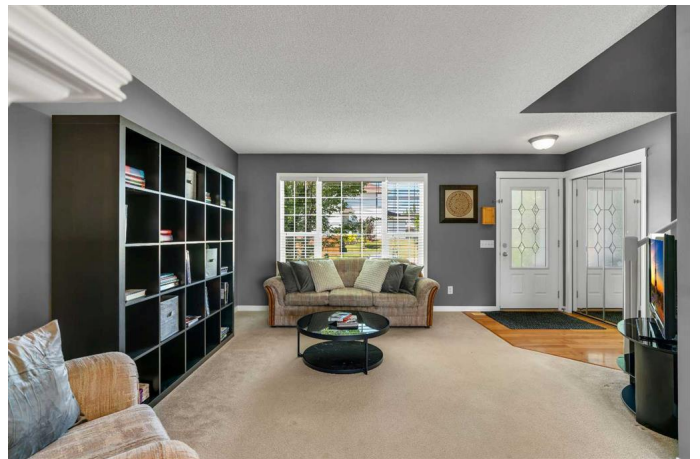
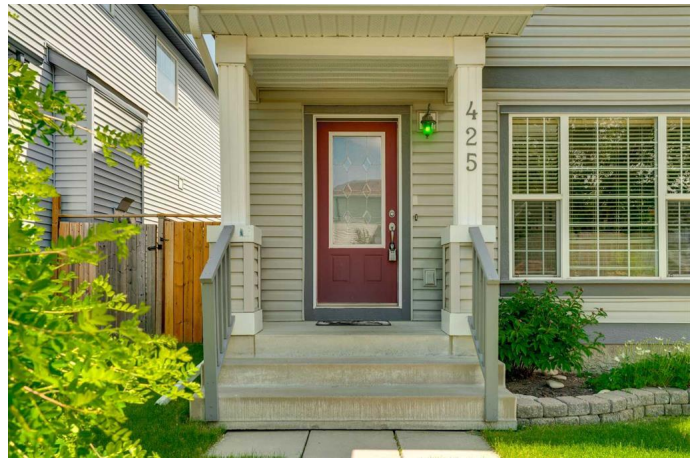
\$600,000

4 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Discover the ideal home for a young family in this welcoming two-story Heartland house. Located just minutes from shopping, schools, and the Tuscany Club, this charming residence offers convenience and comfort, making it a perfect choice for those looking to settle in a family-friendly neighborhood. The main floor features a roomy living area, highlighted by a cozy three-sided gas fireplace that adds warmth and character to the space. Adjacent to this inviting living room is a bright dining nook that bathes in natural sunlight, creating a cheerful atmosphere for family meals. The oak island kitchen, complete with a walk-in pantry, provides ample storage and workspace for all your culinary needs. Both the dining area and the kitchen are enhanced by durable laminate flooring, offering both style and practicality. Upstairs, the primary bedroom is a tranquil retreat with a walk-in closet and a private ensuite bathroom, ensuring a comfortable and private space for parents. Two additional bedrooms on this level are well-sized and share a second full bathroom, perfect for children or guests. Additionally, there is a handy linen closet that offers extra storage for towels and linens, keeping the home organized and tidy. The finished basement extends the living space with a 4th bedroom or den, ideal for working from home or managing household tasks. The laundry room is conveniently located here, making chores more manageable. A highlight of the basement is the sound-proof rec room, which



can be transformed into a music or media space, offering endless entertainment possibilities. Outside, the property boasts a detached two-car garage, providing secure parking and additional storage options, and the home recently had the roof redone which comes with a great warranty. The fenced and landscaped south-facing backyard is a perfect haven for outdoor activities and relaxation. The large rear deck is an excellent spot for family gatherings, barbecues, or simply unwinding after a busy day. Situated in ever-popular Tuscany, this home offers quick and easy access to transit, parks, and a variety of amenities. Whether you're heading to work, school, or enjoying a day out, everything you need is within reach. Book your private showing today!

Built in 2004

Essential Information

MLS® #	A2145043
Price	\$600,000
Sold Price	\$639,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	425 Tuscany Drive Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C8

Amenities

Amenities	Clubhouse, Other
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 8th, 2024
Days on Market	11
Zoning	DC
HOA Fees	223.00
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.