

\$729,900 - 85 Tuscany Reserve Gate Nw, Calgary

MLS® #A2146317

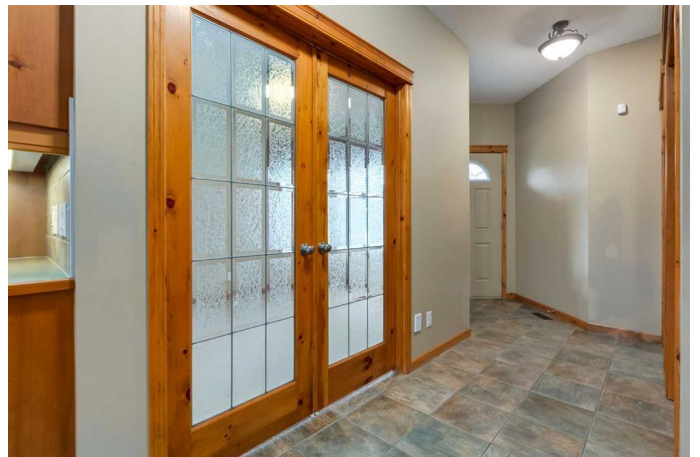
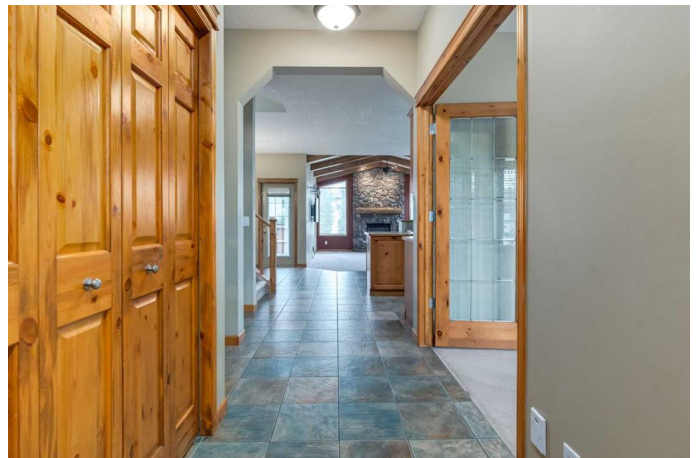
\$729,900

3 Bedroom, 3.00 Bathroom, 1,834 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

*** OPEN HOUSE SATURDAY, JUNE 6TH FROM NOON TO 2 P.M.*** Nestled in Tusslewood amongst tranquil ravines and miles of scenic pathways sits this gorgeous home. Ideally located on a beautiful corner lot with no sidewalks that need shoveling plus a south-facing backyard oasis. Inside this striking home incredible craftsmanship is showcased by solid wood knotty pine doors and baseboards throughout. French doors open to the front den providing a private and quiet work or study space. The main floor has a beautiful open layout with great connectivity and a stunning design. The same quality custom finishes are continued into the kitchen featuring solid wood cabinetry, a pantry for extra storage and both a centre breakfast bar island and a peninsula island overlooking the grand living room. Soaring cathedral ceilings with stunning wood beams create an airy chalet-like atmosphere in the inviting living room. A dramatic floor-to-ceiling stone-encased fireplace with a striking live-edge mantle entices you to put your feet up and unwind while built-in smart speakers play your favourite music. Handy built-ins creates storage and room for your display items. Being on a corner lot allows for extra windows that stream in endless natural light. The dining room has ample space for family meals and entertaining plus conveniently leads to the SPF 50 screened-in upper deck for enjoying the outdoors without the bugs or worrying about sun exposure. At the end of the



day escape to the upper level primary bedroom – a true owner’s sanctuary with French doors, a spacious design, a walk-in closet and a private ensuite with a deep soaker tub and a separate shower. Both additional bedrooms are generously sized with easy access to the 4-piece main bathroom. The backyard is an outdoor lover’s dream with loads of grassy play space for kids and pets, an expansive lower deck for soaking up the south sun and a fully enclosed hot tub for private and rejuvenating dips. A smart underground sprinkler system lets you control watering right from your phone. Additional upgrades include new carpet, a newer (2 years old) hot water tank, new roof shingles, an insulated and drywalled double attached garage, a newly stained fence, a Nest Thermostat and much more! Phenomenally located in an outstanding family-oriented community within walking distance to schools, the Tuscan market (Sobey’s, Starbucks and a variety of other shops, restaurants and services) as well as the always popular residents-only Club boasting a spray park, skate park, ice rink, tennis courts, clubhouse with year-round activities and much more. This incredible community is home to 4 schools, an off-leash dog park, Lynx Ridge Golf Course, the 12 mile Coulee natural area, the LRT station is a 8-minute drive away and there are numerous amenities, parks and playgrounds throughout the neighbourhood. When you do need to leave enjoy the quick and easy access to Stoney and Crowchild Trails.

Built in 2006

Essential Information

MLS® #	A2146317
Price	\$729,900
Sold Price	\$745,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	85 Tuscany Reserve Gate Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A6

Amenities

Amenities	Clubhouse, Dog Park, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 16th, 2024
Days on Market	13
Zoning	R-C1N
HOA Fees	264.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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