

\$744,900 - 40 Tuscany Hills Close Nw, Calgary

MLS® #A2149277

\$744,900

3 Bedroom, 3.00 Bathroom, 1,936 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

This lovely family home, located on a quiet street in the highly sought-after community of Tuscany, exemplifies pride of ownership. The home features a thoughtful and functional floor plan, complete with a large, finished basement. All light switches converted to Lutron Caseta dimmer/Smart Home Control/or occupancy sensors in occasional use areas like the garage, pantry and storage room. Works with Apple iOS/Android/other. The open living room seamlessly connects to the kitchen area, which includes a breakfast bar and dining room, making it perfect for hosting gatherings. From there, step out to the spacious, landscaped backyard with a huge deck—ideal for outdoor furniture and barbecuing. The main floor also boasts an oversized 21'x20' heated double garage.

Upstairs, you'll find a spacious bonus room, perfect for relaxing with family or friends, with a gas fireplace. The beautiful master suite includes a walk-in closet and a 4-piece ensuite. There are also two additional bedrooms and another 4-piece bath on this level. The finished basement, with its large windows, is flooded with natural light and offers a versatile space that can serve as a recreation area, great office space or a perfect spot for a teenager.

Located in the family-oriented community of Tuscany, this home is close to Sobeys, Starbucks, restaurants, Tuscany School



(French Immersion), St. Basil Elementary Jr. High, public transportation, and parks. Get ready to Love this Home!

Built in 1998

Essential Information

MLS® #	A2149277
Price	\$744,900
Sold Price	\$732,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,936
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Tuscany Hills Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2E6

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, See Remarks, Smart Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2024
Date Sold	August 8th, 2024
Days on Market	25
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
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