

\$660,000 - 11566 Tuscany Boulevard Nw, Calgary

MLS® #A2149334

\$660,000

4 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Reduced to Sell! This fantastic family home is located in a great location in Tuscany, close to schools, parks, playgrounds and easy access to shopping and other amenities. Appreciate the custom extended press form concrete sidewalk and front steps. Inside, you'll find an open plan layout with new carpets and fresh paint throughout, ensuring a clean and well-maintained space. The main floor is perfect for family life or entertaining, with plenty of natural light and featuring a corner fireplace and a central island. It also includes a convenient main floor laundry, garage entry closet & 2 pce bathroom. Large patio doors off the dinette lead to a quiet, private, and spacious backyard with an immense deck and patio, mature trees, freshly gravelled area for a dog run, large storage shed, and a back gate to the small path in behind. The stone wall on the hill behind provides a nice private space. Upstairs, there are 3 great bedrooms, including a large primary bedroom with a ceiling fan, walk-in closet, and a 4-piece ensuite bathroom. The basement offers additional living space with a large open recreation room, a 4th bedroom, and a partially completed 4-piece bathroom. There's also a flex room with a pocket door that can be used for storage, crafting, a kids' playroom, or whatever suits your needs. This home has it all and is ready for you to move in and personalize to your preferences. CHECK OUT THE SPECIAL FEATURES SHEET IN ADDITIONAL DOCUMENTS.



Built in 1999

Essential Information

MLS® #	A2149334
Price	\$660,000
Sold Price	\$655,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11566 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J8

Amenities

Amenities	Clubhouse, Day Care, Park, Parking, Picnic Area, Playground
Parking Spaces	5
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Other
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	September 1st, 2024
Days on Market	43
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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