

\$734,900 - 29 Tuscany Springs Circle Nw, Calgary

MLS® #A2150440

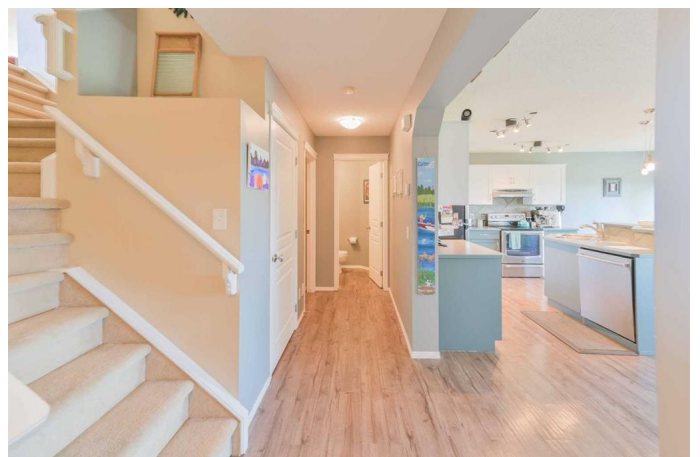
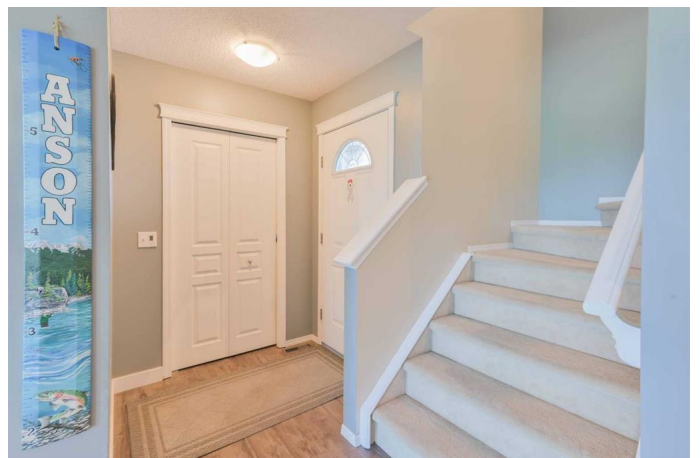
\$734,900

4 Bedroom, 4.00 Bathroom, 1,646 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

| OPEN HOUSE SATURDAY - SUNDAY, JULY 20 - 21, 3:00 P.M. - 5:00 P.M. | Step into your dream home nestled against a picturesque green space, where breathtaking vistas stretch from Canada Olympic Park to the majestic Rocky Mountains. This remarkable south-facing residence in the heart of the sought-after community of Tuscany offers a captivating experience at every turn. Boasting 4 bedrooms and 3.5 bathrooms, this home is designed to accommodate your family's needs while providing a seamless blend of comfort and luxury. As you enter the main floor, you'll be greeted by warm finishes. The inviting living room features a cozy gas fireplace, perfect for intimate gatherings, while the expansive south-facing windows showcase panoramic mountain views and the surrounding community. Completing this level is a convenient half bathroom, a spacious mudroom connected to the garage, and a laundry room. From the back windows, a generous deck awaits, creating an idyllic setting for hosting barbecues or unwinding on balmy summer evenings. The second floor unveils a grand master bedroom with an attached ensuite bathroom and a spacious master closet, offering a serene retreat at day's end. Two additional bedrooms and a full bathroom provide ample space for guests or a growing family. For added versatility, a sizable bonus room awaits, ready to be transformed into a playroom, home office, or multipurpose area. Immerse yourself in the professionally



finished walk-out basement that was meticulously crafted. With its radiant cork floors in the living room and heated tile in the bathroom and back door area, this level exudes a cozy ambiance that defies the traditional basement feel. The fourth bedroom, boasting a generous closet, offers the flexibility to serve as you see fit, benefiting from an oversized window that fills the space with natural light. Stepping outside through the basement doors, you'll discover a spacious backyard, elevated above the green space, ensuring privacy and tranquility. This home has been lovingly maintained and recently updated to provide you with peace of mind. The updates include a new roof installed in 2022, a hot water tank replaced in 2021, extended lower kitchen cabinets for added storage, a cement pad added underneath the deck in 2018, and blackout window coverings in all rooms. These thoughtful upgrades enhance the functionality, efficiency, and aesthetics of the home, ensuring a comfortable and modern living experience. Don't miss the opportunity to witness its charm and allure firsthand. With close proximity to schools, shopping centers, recreational facilities, and convenient transit options, this residence seamlessly combines beauty, comfort, and accessibility. Schedule a viewing now before this gem slips away!

Built in 2001

Essential Information

MLS® #	A2150440
Price	\$734,900
Sold Price	\$745,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,646
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	29 Tuscany Springs Circle Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 26th, 2024
Days on Market	9
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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