

\$635,000 - 127 Tuscany Springs Landing Nw, Calgary

MLS® #A2154857

\$635,000

2 Bedroom, 3.00 Bathroom, 1,839 sqft

Residential on 0.04 Acres

Tuscany, Calgary, Alberta

Welcome to Tuscany! This beautiful home offers a perfect blend of comfort and elegance and backs onto a serene natural green space. This prime location is walking distance to the C-Train station. The upstairs of this property is completely separate as only the main level is attached. Brand new paint throughout leaves this home feeling modern and fresh. Step into a cozy living room featuring a beautiful gas fireplace, ideal for relaxing evenings. Adjacent to the living room is a classy dining room, enhanced by ceiling fan and abundant natural light. The well-appointed kitchen boasts granite counters, a professional grade Viking Range, a huge kitchen island, making it a chef's delight. Additionally, the main floor includes a convenient 2pc bathroom, a laundry room, and access to the attached double garage. Upstairs, the primary bedroom is a retreat with its own en-suite bathroom featuring a generous walk-in closet. The additional bedroom is massive, and a 4pc bathroom with a bathtub on this floor, offers comfort and convenience for the whole family. The unfinished walk-out basement is a blank canvas, providing storage space and a utility room. It is partially framed, and offers plenty of potential to tailor it to your needs, whether you envision a recreation room, home gym, or additional bedrooms and living space. The open backyard is a stunning oasis with a deck, perfect for relaxing, reading, or enjoying any quiet activity while taking in the beautiful views. New Paint, newer washer/dryer, newer



dishwasher. This home is a perfect opportunity for those seeking a blend of style, comfort, and potential, and in the beautiful community of Tuscany. With fantastic schools and amenities, and only 45 minutes out to the mountains!. Donâ€™t miss out on making this wonderful property your own!

Built in 2004

Essential Information

MLS® #	A2154857
Price	\$635,000
Sold Price	\$618,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,839
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	127 Tuscany Springs Landing Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wood Counters
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 19th, 2024
Days on Market	13
Zoning	M-CG d44
HOA Fees	208.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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