

\$874,900 - 46 Tuscany Reserve Gate Nw, Calgary

MLS® #A2155183

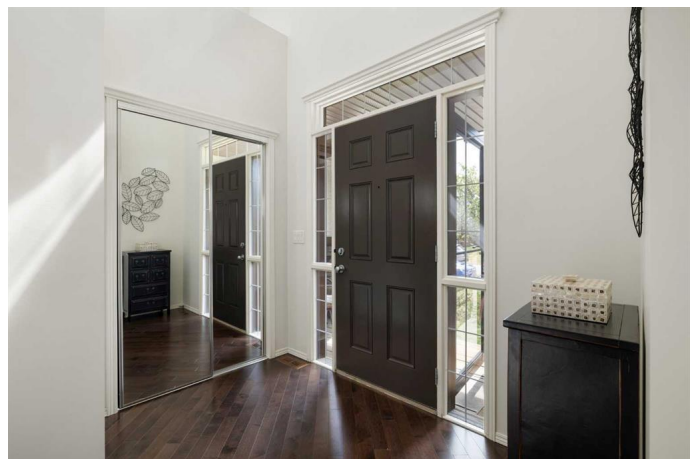
\$874,900

4 Bedroom, 4.00 Bathroom, 2,228 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Welcome to this stunning & immaculately kept home located in the highly desirable NW community of Tuscany. Perfectly situated facing a green space & backing onto a walking path, this beautiful home has over 3100 sq ft of total developed space, & has been freshly painted throughout. As you step inside, you'll be greeted by a spacious living room featuring a cozy fireplace & built-in bookcases, perfect for family gatherings or quiet evenings. The kitchen is perfect for entertaining, boasting granite countertops, sit-up eating bar, corner pantry with ample storage, & spacious dining area. This space seamlessly opens onto a deck with gas BBQ line that overlooks the serene backyard, offering a perfect setting for relaxing or enjoying a meal on the deck. The backyard is a true oasis, meticulously landscaped with a stone patio & surrounded by a forest of mature trees, providing privacy and a tranquil environment. The property also backs onto a walking path that leads to nearby green space, which features a neighborhood-funded outdoor rink in the winter, & playground, making it ideal for families and outdoor enthusiasts. The main floor is completed by a functional mudroom with laundry facilities & built-in bench, a convenient 2-piece bath, & a versatile office space, perfect for working from home. Upstairs, the primary suite is a spacious retreat, featuring a large walk-in closet & a spa-like 4-piece ensuite with a relaxing soaker tub & a skylight that floods the room with



natural light. A 4-piece main bath serves the additional 2 bedrooms, & a fabulous bonus room with vaulted ceilings & south-facing windows offers a bright and airy space, ideal for a playroom, media room, or additional living area. The fully finished basement extends the living space with a large open recreation room, perfect for family movie nights or entertaining guests, a gym, & more. It includes a fourth bedroom equipped with a Murphy bed, making it an excellent guest suite or additional living space. The 3-piece bathroom in the basement has heated floors & an oversized fully tiled shower with bench & rain shower. Additional features of this exceptional home include air conditioning, ensuring comfort during Calgary's hot summer months, hot water tank replaced in 2015 & roof shingles in 2017. The property also boasts a double insulated & drywalled attached garage. You are surrounded by great neighbors in a friendly, welcoming neighborhood & walking distance to the public Elementary school & public Junior High. Tuscany offers a range of amenities, including shopping, LRT station, schools, parks, & a community centre, all within easy reach. Don't miss the opportunity to own this amazing home in one of Calgary's most sought-after neighborhoods. Whether you're relaxing in the beautifully landscaped backyard, enjoying the spacious interior, or taking a stroll on the nearby extensive walking path system, this home offers a perfect blend of comfort and convenience. Welcome home!

Built in 2006

Essential Information

MLS® #	A2155183
Price	\$874,900
Sold Price	\$885,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Tuscany Reserve Gate Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 10th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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