

\$679,900 - 88 Tuscany Way Nw, Calgary

MLS® #A2156991

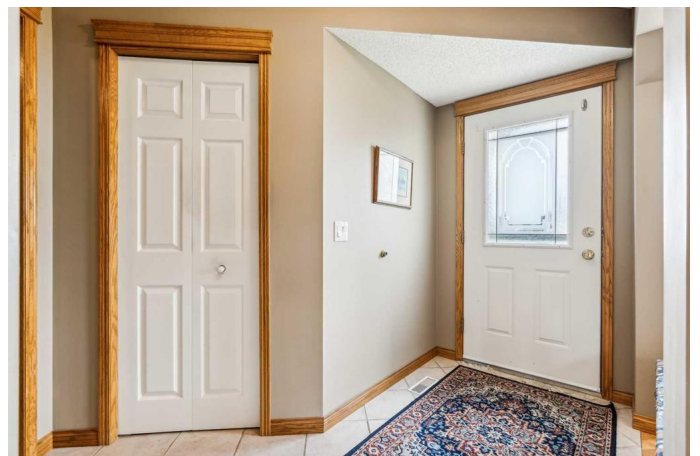
\$679,900

3 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

Welcome to Your Dream Home in Tuscany! Discover the charm and comfort of this meticulously maintained residence, set on a generous 1 and ½ lots—one of the largest in the coveted Tuscany community. This expansive property offers a blend of elegance, functionality, and a truly exceptional outdoor retreat. Step into the main floor, where a versatile flex room with a large window welcomes you. This space, along with a convenient powder room and main floor laundry, sets the stage for effortless living. The open-concept design flows seamlessly into a bright, airy kitchen featuring a spacious island and a stunning living room bathed in natural light from its large windows. Retreat to the upper level, where you'll find a luxurious primary bedroom complete with a walk-in closet and a 4-piece ensuite with a jetted tub. Additionally, there are two well-sized bedrooms, perfect for family or guests, and a full bathroom to serve their needs. The finished basement extends your living space with an additional family room and a fantastic recreation area, perfect for gatherings or leisure. The expansive utility room ensures ample storage, meeting all your organizational needs. The highlight of this property is undoubtedly its backyard. Enjoy unparalleled privacy in your own serene retreat, designed with relaxation and enjoyment in mind. The backyard features a lush garden with saskatoon bushes, strawberry plants, rhubarb, a tart cherry tree, and an apple tree. An



additional garden area and a large shed with power ensure that you have all the space and tools needed for your green thumb pursuits. Recent upgrades include hardwood flooring on the main level, a high-efficiency furnace (2021), a hot water tank (2022), a stove (2022), and a new roof (2019). Located within walking distance to local schools and parks, this home offers convenience for daily errands and family outings. This exceptional property seamlessly combines modern updates with practical features and a private outdoor sanctuary. You will absolutely love the amenities of the splash park, pickleball courts, tennis courts, and skating. Don't miss your chance to make this remarkable house your home!

Built in 1997

Essential Information

MLS® #	A2156991
Price	\$679,900
Sold Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	88 Tuscany Way Nw
Subdivision	Tuscany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L 2A4

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	Central Vacuum, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2024
Date Sold	September 5th, 2024
Days on Market	24
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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