

\$999,000 - 73 Tuscany Meadows Place Nw, Calgary

MLS® #A2157254

\$999,000

5 Bedroom, 4.00 Bathroom, 2,161 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Your dream home in Tuscany! Welcome to an extensively renovated masterpiece nestled in one of the most coveted neighbourhoods. This stunning 5-bedroom home with a walk-out basement is perfectly situated against the breathtaking Tuscany ravine, offering unparalleled views and a tranquil setting. The main floor has been transformed into a chef's paradise with an impressive kitchen featuring JennAir appliances, including a gas stove, beverage fridge, built-in microwave, and dishwasher. The expansive island, complete with an eating bar and additional counter space, is ideal for both cooking and entertaining. From the kitchen and the large living room, you can enjoy uninterrupted views of the Tuscany ravine. The living room is enhanced by a cozy three-way fireplace, creating a warm and inviting atmosphere. The dining area is spacious enough to accommodate a large table with room to expand, and it opens onto a raised deck with upgraded Duradeck, perfect for enjoying meals and BBQs. The deck includes a gas line for your grill and a retractable awning for shade. Convenient stairs lead directly to the backyard.

The main floor also features a private office, a beautifully finished powder room, and a laundry area with built-in lockers. Upgraded hardwood flooring flows through the main floor, stairs, and high-traffic areas, adding a touch of elegance. Upstairs, you'll find three generously sized bedrooms, along with a luxurious primary suite. The primary ensuite is



a spa-like retreat, boasting a fully tiled shower with a bench and a large soaker tub. The walk-in closet is conveniently located adjacent to the ensuite, providing easy access. The bright walk-out basement continues to impress with its entertainment features. It includes a spacious family room with a built-in TV area, a cozy seating nook with a wood-burning stove, and a wet bar equipped with a keg fridge and taps—your own personal beer taps! The fifth bedroom, currently used as a workout room, and a renovated full bathroom with a beautifully tiled shower are also located on this level. There is ample storage with built-in shelving to keep everything organized. The heated double garage is meticulously maintained, featuring epoxy floors, built-in cabinets, workbenches, and 220v power. Additional amenities include a hood fan vented outside and a power bike rack for convenient bike storage. The home's exterior has been recently updated with Hardie Board siding, offering durability against hail. The property is beautifully landscaped with gardens, flowers, and trees that provide both aesthetic appeal and privacy. The covered lower patio is currently a great spot for a private hot tub but could also serve as an additional dining area. The stone patio extends into the yard, creating an ideal location for a fire pit. This exceptional home offers so much more than words can convey. Explore the 3D floor plan and video tour online, and schedule your viewing today—homes like this are rare and highly sought after!

Built in 2002

Essential Information

MLS® #	A2157254
Price	\$999,000
Sold Price	\$988,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,161
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	73 Tuscany Meadows Place Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2S1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Awning(s), Garden, Lighting, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Gentle Sloping, No Neighbours Behind, Landscaped, Street Lighting, Other, Private, Rectangular Lot, Treed, Views

Roof Asphalt Shingle

Construction Composite Siding, Other, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2024

Date Sold September 6th, 2024

Days on Market 15

Zoning R-C1

HOA Fees 298.07

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

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