

# \$689,900 - 10 Tuscany Hills Terrace Nw, Calgary

MLS® #A2160738

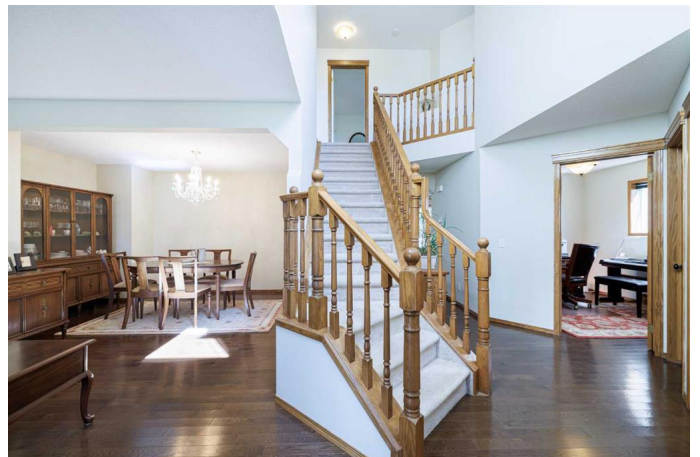
**\$689,900**

3 Bedroom, 3.00 Bathroom, 2,056 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Located on the edge of a peaceful green space! Walk to school!!! This home is nestled on a super quiet cul de sac and backs directly onto a bike path that leads to both local schools, the amenities that Tuscany offers and the Tuscany Club. This two-story home exudes both modern elegance and timeless comfort. From the outside, its clean lines and soft neutral tones blend seamlessly with the surrounding nature, the large windows reflecting the lush trees and open sky. A partially covered front porch welcomes you and a great place to sit in peace or watch your kids explore and play. Inside, the foyer opens into a bright, airy space, where 3/4 inch oak hardwood flooring stretches across the open-concept layout. To the left youâ€™ll enjoy a flex room and/or dining room â€“ configure it to your taste. To the right youâ€™ll find a private main floor office perfect for the work from home lifestyle. The additional living room has expansive windows framing a serene view of the greenery beyond. The soft hum of nature outside creates an ever-present sense of tranquility. Beyond the living room, the updated kitchen is a chefâ€™s dream, with gleaming granite countertops, sleek stainless-steel appliances, a corner pantry, and an island perfect for both meal prep and casual dining. The space flows effortlessly into the dining area where you are one step away from the beauty that awaits onto a spacious deck overlooking the green space. It is an ideal spot for al fresco dining or



quiet mornings with coffee, as the view stretches out over a gentle slope of trees galore. Upstairs, the three bedrooms offer both privacy and luxury. The primary suite is a true retreat, with large windows that bath the room in natural light. The updated en suite bathroom features a freestanding tub with a view of the green space, where one could soak while watching the golden light of sunset filter through the trees. A large walk-in closet with built-in shelving provides ample space for storage and completes the primaryâ€™s perfect blend of function and indulgence. The two additional oversized bedrooms are very spacious and inviting, both with access to a modern bathroom with a vanity, tub and shower. Each room had oversized windows, allowing the soft, dappled light from the trees outside to filter in. Whether used for family, guests, or a home office, these rooms offer versatility with views of nature that bring calm into every corner. The basement is partially finished and is waiting for someone to put their personal touches on it. The homeâ€™s thoughtful design extends outdoors, where the backyard seamlessly merges into the green space, giving the feeling of boundless privacy. Beyond that, the walking trails beckon for morning strolls or sunset hikes, offering the ultimate connection to nature without ever leaving home. Some of the maintenance updates are a new roof in 2015, hot water tank in 2022, furnace in 2023 and the kitchen and bathrooms in 2012.

Built in 1998

**Essential Information**

MLS® #	A2160738
Price	\$689,900
Sold Price	\$685,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,056
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	10 Tuscany Hills Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2G7

### Amenities

Amenities	Park, Party Room, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 28th, 2024  
Date Sold                 October 22nd, 2024  
Days on Market         55  
Zoning                     R-C1N  
HOA Fees                 298.07  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX First

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