

\$819,900 - 74 Tuscany Vista Road Nw, Calgary

MLS® #A2161523

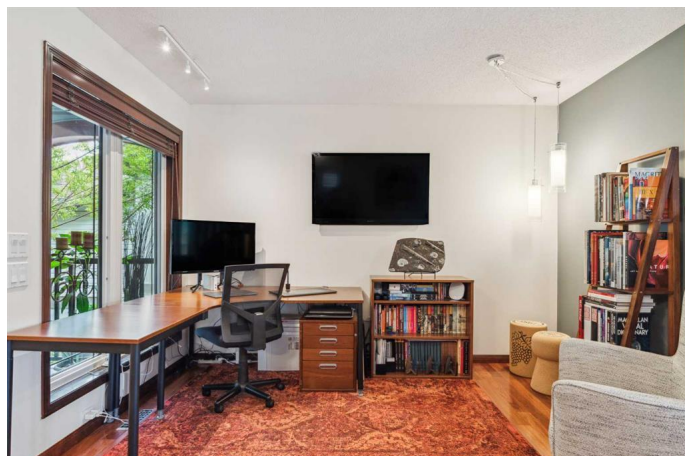
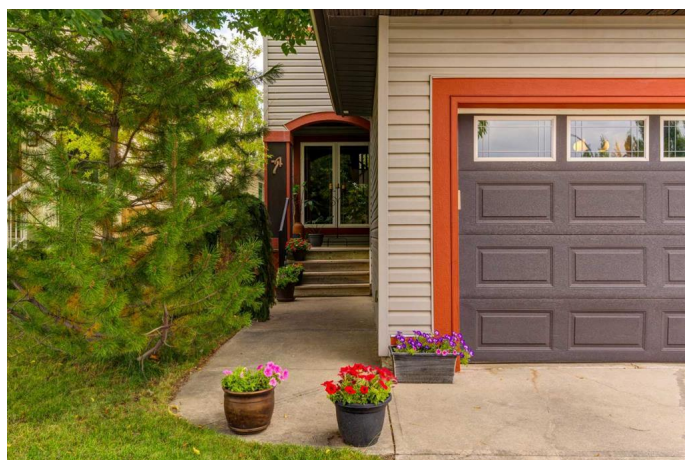
\$819,900

4 Bedroom, 4.00 Bathroom, 2,058 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

This is the first time on the market for this original-owner home in the coveted community of Tuscany. This well maintained home features 3 living areas, 2 dens, 4 bedrooms, 2 full bathrooms and 2 half bathrooms with over 3,000 square feet of space. Positioned across from a playground / park and featuring a walkout basement, this home is perfect for a growing family or multi-generational living. The main level features a front den / flex space that is perfect for a home office or children's play space. The open concept main living area has a central kitchen with maple cabinetry and quartz countertops that includes a large island with additional seating. A walkthrough pantry and mudroom lead from the kitchen to the double attached garage, providing added convenience for everyday living. The kitchen has a comfortable dining space that has direct access to the new balcony that overlooks the backyard. The stunning living area features an open-to-above design with two-tiered windows, a 3 way fireplace and endless natural light. Rich mahogany hardwood flooring flows throughout the entire main level and the stairs leading to the second level. Open wooden spindle railings allow for the natural light to cascade throughout the home all day. A front bonus space provides the perfect space for a TV room and overlooks the park across the street. The primary bedroom overlooks the backyard and is complete with a large walk-in closet and a private ensuite that includes a corner soaker tub and walk-in shower. Two



more generous-sized bedrooms and a full bathroom complete the second level. The walkout basement provides endless options with a bedroom, bathroom (rough-in for shower in place), den and large 15' x 24' recreation room with large windows and patio door access to the backyard. This property truly does offer it all - pride of ownership throughout, space for a growing family and a walkout basement - all while being directly across from a park and with easy access to the countless amenities of Tuscany as well as schools and quick access to major roads.

Built in 2005

Essential Information

MLS® #	A2161523
Price	\$819,900
Sold Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,058
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	74 Tuscany Vista Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 27th, 2024
Days on Market	22
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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