

\$925,000 - 56 Tuscany Glen Road Nw, Calgary

MLS® #A2161714

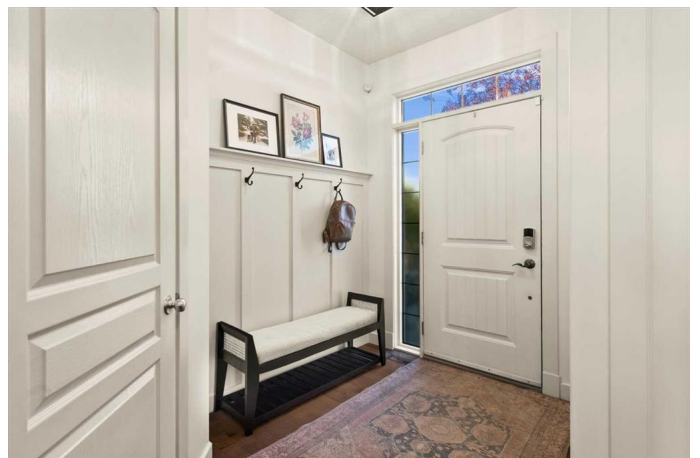
\$925,000

4 Bedroom, 4.00 Bathroom, 2,219 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

This exquisite estate home combines timeless design with modern family living. From the moment you arrive, the charming curb appeal sets the stage, with a welcoming front entrance featuring wainscoting, built-in hooks, room for a bench, creating a practical yet inviting space. As you step inside, your eyes are immediately drawn to the expansive windows at the back of the house, framing a beautifully landscaped backyard—a private oasis filled with mature trees, lush gardens & serene spaces. At the front, a versatile flex room with double doors offers a quiet retreat, perfect for working from home or as a private den. The main floor boasts stunning hardwood floors & an open-concept layout, ideal for both family gatherings & entertaining. The spacious family room is centred around a sleek, updated fireplace, providing a cozy atmosphere for evenings in. The adjacent kitchen has been thoughtfully updated, showcasing classic white cabinetry, stainless steel appliances & a strikingly long island illuminated by pendant lighting—perfect for casual meals, meal prep, or catching up with loved ones. The dining nook, surrounded by windows on three sides, bathes the space in natural light, offering picturesque views of the backyard. The home's functionality shines with a walkthrough pantry leading to a well-organized mudroom, complete with cubbies and hooks, making busy mornings a breeze. A beautifully curved hardwood staircase leads to the upper level, where rich



hardwood floors continue throughout. Here youâ€™ll find three generous bedrooms, each with its own unique charm. The primary suite is a true sanctuary, featuring a spacious walk-in closet with built-ins & an ensuite with dual sinks, a soaker tub & a separate shower. The secondary bedrooms are equally impressiveâ€”one even includes a built-in desk area, perfect for a growing child or teen needing a dedicated study space. A full bathroom & a conveniently located laundry room with cabinetry, counter space & a sink complete this level. The fully finished basement expands the living space, providing a massive recreation and games room, an additional bathroom & a large bedroom complete with a built-in desk. Outside, the backyard is truly a standout feature. The patio area, complemented by a wood privacy screen, feels like an outdoor living room, perfect for dining al fresco or simply unwinding. A stone path leads to a cozy firepit area, ideal for evenings spent under the stars & a secluded nook among the trees offers the perfect spot for a trampoline or play area, surrounded by meticulously maintained landscaping. Location is key & this home offers unparalleled access to two of Tuscanyâ€™s schools, just a short walk away, along with nearby ravine pathways perfect for morning jogs, evening strolls, or winter tobogganing adventures. This home offers more than just walls and a roofâ€”it provides a space thoughtfully crafted for family life, where every corner invites you to enjoy, relax, and create lasting memories.

Built in 2003

Essential Information

MLS® #	A2161714
Price	\$925,000
Sold Price	\$930,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,219
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	56 Tuscany Glen Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2T7

Amenities

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

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 11th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.