

\$749,900 - 23 Tuscany Village Court Nw, Calgary

MLS® #A2163506

\$749,900

2 Bedroom, 3.00 Bathroom, 1,463 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

VILLA-STYLE Semi-Detached WALKOUT, AIR-CONDITIONED Bungalow - Access from the Oversized Double Attached Garage to Home by LIFT PAD & then ELEVATOR from Main Floor to Basement makes this home Wheelchair Accessible. This Home has been Lovingly Cared for. MOUNTAIN VIEWS from LIVING ROOM & UPPER BACK DECK. Beautifully Maintained HARDWOOD through most of the Main Level, 9 Ft. Ceilings (10 Ft. Ceiling in Living Room), SPACIOUS Front Foyer, LARGE Dining Room which could Function as a Second Sitting Room or Den, BRIGHT, OPEN-PLAN Kitchen to Living Room with Corner Gas Fireplace.. KITCHEN features LARGE BREAKFAST NOOK, ISLAND with BREAKFAST BAR, QUARTZ COUNTERTOPS, UNDER-CABINET LIGHTING, CABINET PANTRY WITH PULL-OUT SHELVING, REVERSE OSMOSIS WATER TAP & BUILT-IN DESK. Large Master Bedroom with Updated Ensuite - AIR JET TUB, QUARTZ COUNTERTOP, WALK-IN SHOWER - and WALK-IN CLOSET with Built-in Shelving. MAIN FLOOR LAUNDRY with STEAM WASHER & DRYER . WALKOUT BASEMENT is Fully-Developed & can be accessed by ELEVATOR as well - SECOND BEDROOM, TWO FLEX AREAS - DEN & CRAFT/HOBBY ROOM - FAMILY ROOM with access to COVERED PATIO AND GORGEOUS BACKYARD and a Second PATIO AREA with SERENE WATER FEATURE. Four Separate Outdoor Enjoyment



Areas - COZY COVERED FRONT PORCH, UPPER BACK DECK with AUTOMATIC AWNING & MOUNTAIN VIEWS, 2 LOWER PATIO AREAS! Many Upgrades over the Years - UNDERGROUND SPRINKLERS, PERMANENT TRIM LIGHTS, Furnace 2020, Duradeck on Upper Back Deck 2021, Attic Insulation 2017, Water Heater 2018, Shingles 2015, Kitchen Countertops 2015, Ensuite 2010. This is a Homeowners Association - not a Condo. Monthly HOA Fee of \$120 covers Lawn & Snow Care. The Annual Tuscany Community Fee is \$298.07. WONDERFUL QUIET COMPLEX, FANTASTIC COMMUNITY with NATURAL RAVINE, SCENIC TRAILS, SHOPPING, SCHOOLS and QUICK, EASY ACCESS TO STONEY TRAIL & TRANS CANADA HIGHWAY West to the MOUNTAINS!1!

Built in 2000

Essential Information

MLS® #	A2163506
Price	\$749,900
Sold Price	\$740,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	23 Tuscany Village Court Nw
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Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Elevator, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 17th, 2024
Days on Market	11
Zoning	R-C2

HOA Fees	120.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Landan Real Estate
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