

# \$1,300,000 - 31 Tuscany Glen Park Nw, Calgary

MLS® #A2165210

**\$1,300,000**

5 Bedroom, 4.00 Bathroom, 2,626 sqft

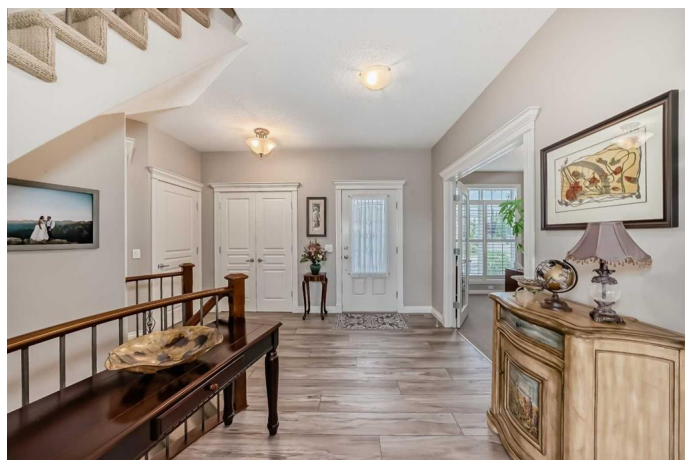
Residential on 0.14 Acres

Tuscany, Calgary, Alberta

Welcome to this extraordinary Albi-built two-storey masterpiece nestled on a prime lot in Tuscany, backing onto expansive green space with breathtaking mountain and ravine views. This elegant 5-bedroom plus den home is a perfect blend of luxury, style, and functionality, offering unparalleled craftsmanship and an exceptional layout designed for family living.

Step through the grand entrance and be greeted by gleaming luxury vinyl plank floors (installed in 2019) that flow throughout the main level. The open-concept main floor boasts 9 ft ceilings, arched doorways, and curved walls, exuding sophistication at every turn. The gourmet kitchen is a chef's dream, featuring a massive island with a breakfast bar, granite countertops, a gas cooktop, a built-in oven and microwave, a warming drawer, stainless steel appliances, a wine fridge, and a beautifully integrated wine rack. The walk-through pantry leads to a spacious mudroom with laundry and ample storage, providing convenient access from the oversized, fully insulated, and painted triple-car garage.

The main level's inviting living room is enhanced with custom built-in cabinetry and a stunning double-sided fireplace shared with the den/office, complete with French doors, wood shutter blinds, and additional built-in storage. Enjoy the expansive views from the bright dining room, which opens to a full-length deck—perfect for entertaining or simply



soaking in the serene surroundings.

Upstairs, youâ€™ll discover four generously sized bedrooms, including the luxurious primary suite. The primary bedroom is a private retreat, featuring a spa-inspired 5-piece ensuite with a jetted tub, a tiled shower, a double vanity, and a massive walk-in closet with built-ins. Three additional bedrooms are served by a beautifully appointed 4-piece bath with granite counters and tiled flooring.

The walkout lower level is an entertainerâ€™s delight, offering a vast family room, games area, a fifth bedroom, and a full bathroom.

Step outside to the covered patio, where youâ€™ll find a meticulously landscaped, fenced yard with a wood-burning fire pit, perfect for evenings under the stars. The outdoor space is ideal for families, offering direct access to Tuscanyâ€™s pathwaysâ€”great for leisurely strolls or teaching little ones to ride their bikes.

Additional features include vinyl windows, dual Lennox furnaces, newer AC coils, a Kinetico water softener, in-ceiling speakers throughout, and outdoor sound system capabilities. The roof was replaced in May 2018, and the water heater was updated in April 2020, ensuring peace of mind for years to come.

This remarkable home combines exceptional design, superior quality, and an unbeatable location with no rear neighbours, making it a rare find in todayâ€™s market. Donâ€™t miss the opportunity to make this one-of-a-kind property your forever home. Book your private showing today and experience the extraordinary lifestyle this home has to offer!

Built in 2004

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2165210    |
| Price      | \$1,300,000 |
| Sold Price | \$1,350,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,626       |
| Acres          | 0.14        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31 Tuscany Glen Park Nw |
| Subdivision | Tuscany                 |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3L 2Z6                 |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Clubhouse, Park, Playground, Recreation Facilities |
| Parking Spaces | 3                                                  |
| Parking        | Triple Garage Attached                             |

### Interior

|                   |                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Data, Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Window Coverings, Wine Refrigerator                                                                                                                                               |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                              |
| Fireplaces        | Den, Double Sided, Gas, Living Room, Tile                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                       |

**Exterior**

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Other                                                                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                                                                      |
| Construction      | Stucco, Wood Frame                                                                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                                                                      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Date Sold      | September 18th, 2024 |
| Days on Market | 6                    |
| Zoning         | R-C1                 |
| HOA Fees       | 298.00               |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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