

# \$629,900 - 289 Tuscany Drive Nw, Calgary

MLS® #A2167896

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Your new home awaits! Nicely updated 3 bedroom 2.5 bath, double detached garage in the Great North west community of Tuscany. Walking distance to schools, shopping, c-train and quick access to Stoney trail and Trans-Canada highway.

Your new home has a south facing backyard with an oversize deck, hardwood floors, new roof (home and garage), 3 sided gas fireplace on the main floor, newer stainless steel appliances in the kitchen and an amazing spa like master bathroom. The finished basement features a built-in wall bed, huge laundry room and plenty of storage.

The south facing windows of the home have a titanium coating that will help keep the home cooler on those hot summer days.

The double detached garage is drywalled and insulated with built-in storage, perfect for all your projects.

You will not be disappointed.

Book your

showing today! Donâ€™t miss this opportunity.

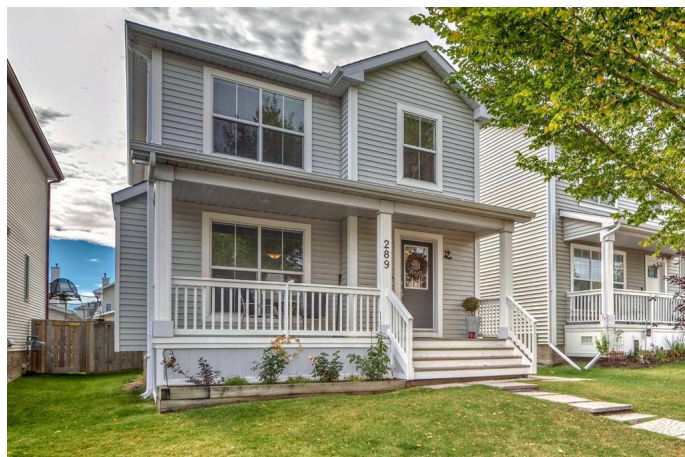
Built in 1999

## Essential Information

MLS® # A2167896

Price \$629,900

Sold Price \$623,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	289 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2H9

### Amenities

Amenities	Clubhouse, Park
Parking Spaces	2
Parking	Double Garage Detached, Insulated, On Street

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Suspended Ceiling
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Humidifier
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 23rd, 2024
Date Sold	October 22nd, 2024
Days on Market	28
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.