

\$759,900 - 1035 Tuscany Drive Nw, Calgary

MLS® #A2171339

\$759,900

4 Bedroom, 4.00 Bathroom, 1,766 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to your dream home in the highly sought-after community of Tuscany! This beautifully maintained house with recent renovations offers everything a family could need and more. With 2,266 sq ft of thoughtfully designed living space, this home is perfect for those who value comfort, convenience, and style.

As you step inside, you'll be greeted by the warmth of tile and luxury vinyl plank flooring that extends throughout the home, providing a seamless and elegant look. The heart of the home is a fully renovated kitchen (2024), featuring modern finishes, ample counter space, and plenty of storage space, making it a culinary enthusiast's dream. Whether you're preparing a quick meal or hosting a dinner party, this kitchen is sure to impress.

The main floor flows effortlessly into the living and dining areas, creating an open and inviting space for family gatherings and entertaining guests. Large windows allow natural light to flood the rooms, enhancing the bright and airy feel of the home. Additionally, the brand-new triple pane windows installed throughout the house in 2024 not only improve energy efficiency but also add a touch of modern elegance to each room. For your comfort, the home is equipped with new air conditioning system (2022) to keep you cool during the summer months and a water softener and filtration system (2023) to ensure the highest quality of water.



Upstairs, youâ€™ll find three spacious bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom is a haven, featuring an ensuite with three pieces for a private retreat. The convenience of a second-floor laundry room means no more hauling laundry up and down the stairs, making household chores a breeze. Additionally, the bonus room on the second floor offers a versatile space that can be used as a family room, home office, or play area. The fully developed basement adds even more living space, featuring a comfortable bedroom with an egress window and a 3-piece bathroom. This area is perfect for guests. The attached garage provides secure parking and extra storage space, ensuring your vehicles and belongings are well-protected. Located in the family-friendly neighborhood of Tuscany, this home is within walking distance to Tuscany Elementary School and Twelve Mile Coulee Middle School, making it an ideal location for families with children. The community is known for its beautiful parks, extensive pathways, and strong sense of community spirit. Youâ€™ll love exploring the nearby green spaces and enjoying the numerous recreational opportunities available. This home truly has it all â€“ from its prime location to its modern amenities and thoughtful design. Donâ€™t miss out on this fantastic opportunity to own a piece of Tuscany. Schedule a viewing today and experience the charm and comfort of this exceptional property for yourself!

Built in 2001

Essential Information

MLS® #	A2171339
Price	\$759,900
Sold Price	\$747,500

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,766
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1035 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2N8

Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Convection Oven, Electric Range, Garage Control(s), Microwave, Oven-Built-In, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	October 23rd, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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