\$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

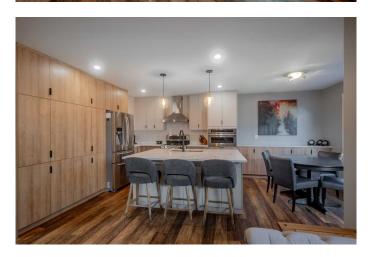
Welcome to your dream home in the highly sought-after community of Tuscany! This beautifully maintained house with recent renovations offers everything a family could need and more. With 2,266 sq ft of thoughtfully designed living space, this home is perfect for those who value comfort, convenience,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

As you step inside, you'II 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, you'II 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. You'II 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. Don'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

Built in 2001

for yourself!

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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