

\$725,000 - 10349 Tuscany Hills Way Nw, Calgary

MLS® #A2173008

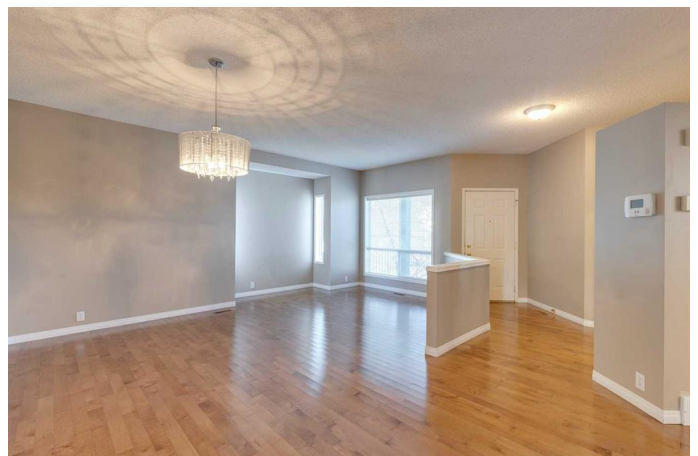
\$725,000

3 Bedroom, 3.00 Bathroom, 2,092 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Tuscany - 10349 Tuscany Hills Way NW:
Welcome to this 2-storey family home featuring 2,091 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double garage in the desirable community of Tuscany. The main floor features a traditional layout and hardwood floors throughout. The spacious kitchen has white cabinets with granite counters which extend to make a great study/tech area, a center island with room for seating, stainless steel appliances, a corner pantry, and a dining nook with sliding doors to the back deck. The family room is open to the kitchen and features a mantled gas fireplace. You will also find a formal dining room, a living room, a 2 pc powder room with vanity, and a laundry area in the mud room. The upper level has a large primary bedroom with a walk-in closet, a 4 pc ensuite including a separate shower and jetted tub, 2 additional good-sized bedrooms, and a 4 pc main bathroom. The basement remains unspoiled and awaits your personal touch. Enjoy the fully fenced backyard with a large deck and plenty of grass for the kids to play. It is located in the beautiful family community of Tuscany and offers many walking/biking paths, playgrounds, schools, shopping, and access to Tuscany Club. Enjoy tennis/pickleball courts, a splash park, a skateboard park, and more. All this is within a short distance of city transit, including the Tuscany LRT station and Crowchild and Stoney Trail access. Call for more info!



Built in 1997

Essential Information

MLS® #	A2173008
Price	\$725,000
Sold Price	\$705,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,092
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	10349 Tuscany Hills Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2A1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Granite Counters, Jetted Tub, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Range, Microwave, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Few Trees, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	November 13th, 2024
Days on Market	28
Zoning	R-CG
HOA Fees	277.20
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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