

\$849,900 - 35 Tuscany Reserve Court Nw, Calgary

MLS® #A2173746

\$849,900

3 Bedroom, 3.00 Bathroom, 2,091 sqft

Residential on 0.18 Acres

Tuscany, Calgary, Alberta

Welcome to this exceptional home nestled in a quiet cul-de-sac in the beautiful NW community of Tuscany, sitting on one of the largest pie lots in the community. As you step through the front door, you are greeted by a spacious main foyer that seamlessly flows into the open-concept main floor. At the heart of the home, the stunning kitchen is a chef's dream, featuring high-end granite countertops, a large island with a convenient breakfast bar, a gas range stove, and top-of-the-line stainless steel appliances. A sizable pantry ensures plenty of storage space, while the adjacent dining area offers direct access to the expansive back deck—ideal for indoor/outdoor cooking and entertaining. The kitchen opens up to the grand living room, where vaulted ceilings and a beautiful gas fireplace create a warm and inviting atmosphere. Oversized windows flood the room with natural light and offer views of the immaculately landscaped backyard. On the main floor, you'll also find a spacious office, perfect for working from home, and a separate laundry room for added convenience. Heading upstairs, the primary bedroom is a true retreat, with large west-facing windows that bathe the room in sunlight and offer breathtaking views of the Rocky Mountains. The luxurious four-piece ensuite and spacious walk-in closet complete this relaxing space. Two additional bedrooms, a secondary family room, and a four-piece bathroom round out the upper level, providing plenty of space for family or guests.



The recently renovated lower level is an entertainerâ€™s dream, featuring a wet bar with ample counter space and a large recreation area. The theater room offers a cozy space for movie nights, while rough-ins are already in place for an additional bathroom. An oversized double garage connects directly to a practical mudroom and the main floor laundry room, allowing for easy access to the rest of the home. Outside, the curb appeal is undeniable, with meticulously maintained front landscaping. The massive west-facing backyard is fully fenced and landscaped, complete with mature trees, a convenient storage shed, and a large deck thatâ€™s perfect for enjoying summer evenings or hosting gatherings. With its prime location in Tuscany and close proximity to parks, schools, and walking trails, this home truly offers the perfect combination of luxury, comfort, and convenience.

Built in 2006

Essential Information

MLS® #	A2173746
Price	\$849,900
Sold Price	\$860,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,091
Acres	0.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Tuscany Reserve Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A7

Amenities

Amenities	Clubhouse, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bathroom Rough-in, Beamed Ceilings, Built-in Features, Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Close to Clubhouse, Gentle Sloping, Low Maintenance Landscape, Many Trees, Pie Shaped Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	October 26th, 2024

Days on Market	8
Zoning	R-CG
HOA Fees	252.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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