

\$549,900 - 113 Tuscany Way Nw, Calgary

MLS® #A2174655

\$549,900

5 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Open House has been cancelled. This inviting 3+2 bedroom bilevel home is nestled in a vibrant, family-friendly community known for its sense of safety and connectedness. As you approach, you'll be greeted by a well-maintained exterior with lush landscaping. The home's split-level design offers a thoughtful layout that maximizes both space and privacy.

Upon entering, the main level reveals an open-concept living area bathed in natural light from large windows. The spacious living room flows seamlessly into a modern kitchen, complete with sleek countertops, tons of cabinetry, and stainless steel appliances, making it perfect for both daily living and entertaining. Adjacent to the kitchen is a large dining area nestled up beside a 3 way fireplace perfect for those cozy moments. A convenient rear door that opens onto a large deck, ideal for summer barbecues and overlooking the expansive, fenced backyard—great for families with children or pets.

On the upper level there are three generously sized bedrooms, each with ample closet space. The primary bedroom features an ensuite bathroom and a walk-in shower. A second full bathroom serves the other two bedrooms.

The lower level offers a versatile space that can serve as a family room, home office, recreational area, an exercise room or multiple options combined. Complete with large



windows that allow for abundant natural light
this level also includes a laundry room and a
full bathroom for added convenience.

The home is set in a highly sought-after
neighborhood that boasts excellent schools,
parks, and walking trails. Local amenities such
as shopping centers, restaurants, and a
community center are just minutes away,
making this the perfect place for families or
anyone looking for a sense of community
combined with the convenience of city living.
The furnace was rebuilt in 2023, garage roof
replaced 2020, hot water tank replaced 2020,
house roof replaced 2012 and deck replaced
2014.

Built in 1995

Essential Information

MLS® #	A2174655
Price	\$549,900
Sold Price	\$595,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,275
Acres	0.09
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	113 Tuscany Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2A4

Amenities

Amenities	Picnic Area, Playground, Park, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	No Smoking Home, High Ceilings
Appliances	Dishwasher, Refrigerator, Dryer, Garage Control(s), Range Hood, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Back Lane, Lawn, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	October 29th, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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