

# \$759,900 - 36 Tuscany Hills Close Nw, Calgary

MLS® #A2174768

**\$759,900**

4 Bedroom, 4.00 Bathroom, 1,834 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to your dream home in Tuscany, where every detail has been meticulously upgraded! Step inside to discover a bright, open floor plan featuring gleaming hardwood floors and a stunning kitchen complete with granite countertops, sleek white cabinetry, a built-in beverage fridge, and a spacious walk-in pantry. The main floor also boasts an updated half bath for convenience. Upstairs, youâ€™ll find a versatile flex space alongside a large, sunlit primary suite, which includes a generous walk-in closet and a beautifully updated ensuite bathroom featuring a luxurious walk-in shower designed for two. Two additional well-appointed bedrooms and another updated bathroom complete this level. Venture downstairs to a beautifully finished basement, perfect for relaxation or entertaining, featuring an updated full bath, a large fourth bedroom, and a cozy living/family room. You'll appreciate the ample storage space throughout the home, along with the comfort of central air conditioning. The heated garage is a standout feature, equipped with epoxy flooring and extended heightâ€”perfect for all your hobbies and toys! With gemstone lights and artificial turf in the front yard, there is nothing left to do. Tuscany is renowned for its excellent school system and vibrant community spirit. Enjoy easy access to parks, playgrounds, and scenic walking paths, as well as nearby shops, groceries, coffee spots, and restaurants. This is more than just a home; itâ€™s a lifestyle. Welcome home!



Built in 1998

## Essential Information

MLS® #	A2174768
Price	\$759,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,834
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	36 Tuscany Hills Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2E6

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, See Remarks

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, City Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 24th, 2024
Date Sold	November 4th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	298.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.