

\$1,025,000 - 552 Tuscany Springs Boulevard Nw, Calgary

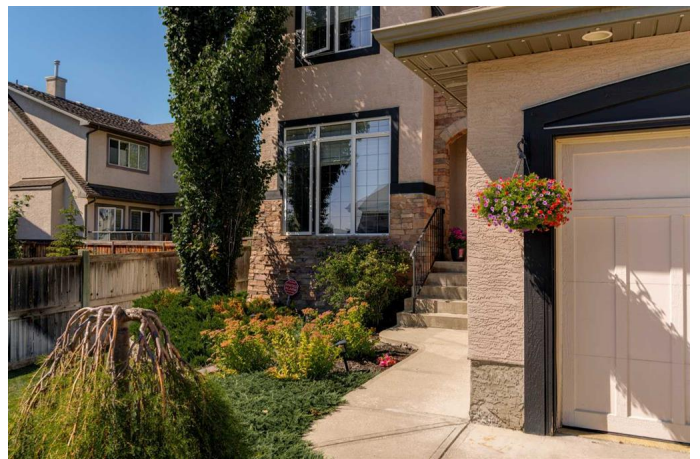
MLS® #A2174890

\$1,025,000

4 Bedroom, 4.00 Bathroom, 2,080 sqft
Residential on 0.15 Acres

Tuscany, Calgary, Alberta

Welcome to 552 Tuscany Springs Boulevard NW! This stunning, 4 bed, 3.5 bath, fully renovated home sits on a massive lot in the sought-after estate community of Tanglewood, in Tuscany. From the meticulous detail in the renovations to the care this home has received, it is sure to impress the most discerning buyer. As you enter you are greeted by stunning matte-finished hardwood floors throughout the main level. The open-concept floor plan provides the perfect space for entertaining with the kitchen, dining, and living area flowing seamlessly together. The beautiful chef's kitchen has been fully renovated showcasing full-height custom cabinets with convenient pull-outs, quartz countertops including a large island that can double as a dining area, an upgraded appliance package, dry bar, built-in pantry, and tiled backsplash to ceiling. The living room is complete with pot lights, a gas fireplace, and a built-in reading bench that overlooks the backyard. Finishing out the main level is a bright south-facing front office with a large picture window that provides an abundance of natural light, a powder room, and a laundry room with a folding counter and upper cabinets. Upstairs you will find 3 well-appointed bedrooms, a 4-piece bath, and a cozy reading nook. Step into the spa-like primary retreat with a 5 piece ensuite that includes a large free-standing soaker tub,



custom tiled shower, dual sinks with make-up vanity, and a walk-in closet. The fully developed lower level has a large rec space with an additional fireplace, a separate area that makes for a great home gym, a 4-piece bath with in-floor heating, plus a 4th bedroom! Head outside to your own private oasis that has been tastefully laid out with the perfect combination of mature trees, and well-manicured green space that includes an irrigation system to effortlessly keep it pristine. Featuring a large patio that provides ample space for entertaining with an outdoor dining and lounging area, as well as a hot tub pad! Other notable upgrades include an epoxy garage floor, Gemstone lights, a refinished patio, a new hot tub in 2021, and concrete edging around flower beds! Tanglewood is an estate community thoughtfully designed with residents in mind keeping it a step above the rest. Offering private snow removal of streets and pathway systems, street cleaning in the spring, as well as additional maintenance year-round! Conveniently situated close to parks, walking paths, the Tuscany Ravine, schools, shopping, and transit, with quick access to the Tuscany Club, and a short drive to the world-renowned Rocky Mountains, this home is a must-see!

Built in 2004

Essential Information

MLS® #	A2174890
Price	\$1,025,000
Sold Price	\$1,035,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,080
Acres	0.15

Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	552 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2S4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Quartz Counters, Soaking Tub, Central Vacuum, Dry Bar, No Animal Home, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Electric Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Private, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2024
Date Sold	November 12th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	213.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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