

\$899,900 - 38 Tuscany Hills Crescent Nw, Calgary

MLS® #A2175646

\$899,900

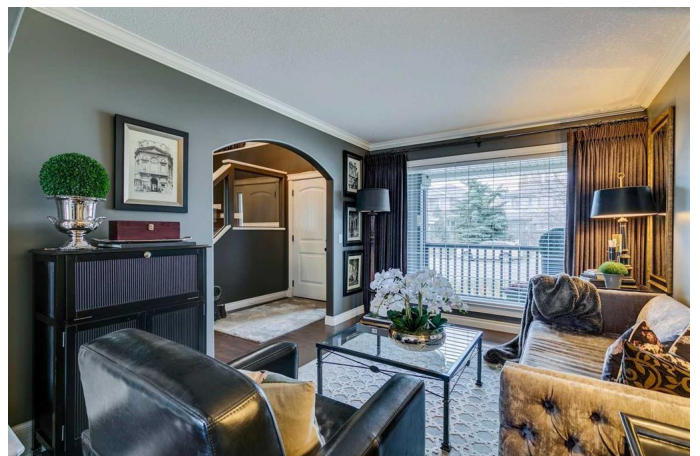
4 Bedroom, 4.00 Bathroom, 2,010 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

The attention to detail and upgrades in this home will blow you away!! Features include - 3/4 maple hardwood on the main and upper levels, updated kitchen with cabinets to the ceiling, tons of modern pot lights, knockdown stipple on the main level, mosaic tile face on the family room fireplace, glass railings on the main staircase, amazing 5pc ensuite renovation with 2X4 tiled walls, new carpet in the walkout basement, plywood subfloor in the basement with Delta Flooring underlay, heated floor in the basement bathroom, attic storage in garage with two entries, RV gate, enclosed fiberglass deck that will never require maintenance, enclosed fiberglass shed that will last a lifetime, paved alley, room to add a double detached garage, central air conditioning and rounded drywall corner bead.

When you first enter this home you will know an interior design professional lives here!! The front entry is huge and ideal for hosting the big events. The living room has huge windows and is very welcoming for the formal gatherings. Dining room has an alcove ideal for the hutch or china cabinet and a pocket door into the kitchen. The newly renovated kitchen offers ceiling height cabinets, quartz countertops, abundance of pot lights, movable island with breakfast bar, gas stove, built in microwave, feature glass cabinet doors, large bright eating area and a pantry. Walkout basement has gas fireplace zone heating, plywood subfloor with Delta Flooring, updated carpet, drop down ceiling, games area with dry



bar, card playing area, den and renovated 4pc bathroom with quartz and a heated tile floor. Primary bedroom has a large walk in closet and a 5pc ensuite bathroom to die for!! The three other bedrooms up are a great size thanks to the floor plan that minimized vaulting sq ft wastage and maximum light. Perennials in the front and rear yard for a welcoming look without the work. Tile in most of the back yard to lessen your yard work. Custom enclosed fiberglass deck and shed that will literally last for ever. Close to ravines, school, Tuscany Club and shopping. 10 out of 10!!

Built in 1998

Essential Information

MLS® #	A2175646
Price	\$899,900
Sold Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,010
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	38 Tuscany Hills Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2A1

Amenities

Amenities	Clubhouse, Playground, Park
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, RV Gated

Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Bar, Breakfast Bar, Double Vanity, Granite Counters, Storage, Suspended Ceiling
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Basement, Decorative, Family Room, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Balcony
Lot Description	Back Lane, Back Yard, Landscaped, City Lot, Front Yard, Interior Lot, Low Maintenance Landscape, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 19th, 2024
Days on Market	18
Zoning	R-CG
HOA Fees	288.28
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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