

\$1,199,900 - 42 Tuscany Estates Crescent Nw, Calgary

MLS® #A2175942

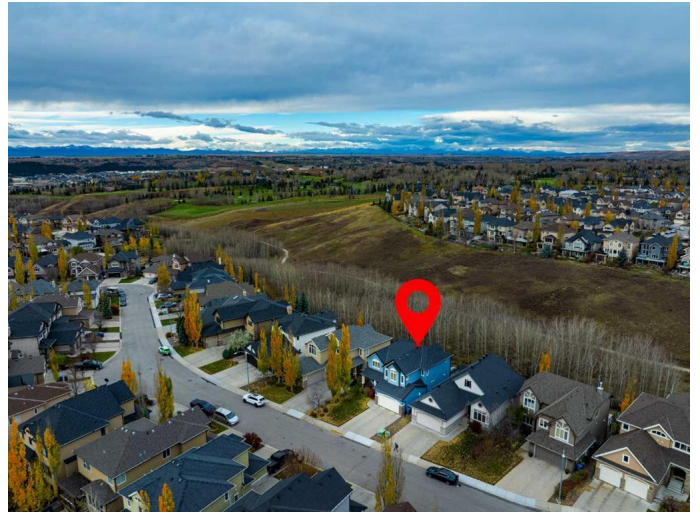
\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,681 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Experience luxury in this meticulously finished Albi-built walkout, nestled on a serene lot in Tuscany Estates backing onto the ravine! This exceptional family home boasts 4 bedrooms, 3.5 bathrooms and over 3,800 sqft of living space, in addition to breathtaking mountain views and unparalleled privacy, backing onto lush, treed landscapes. Extensively upgraded and renovated, the open main floor offers an ideal layout for families and entertainers alike. The main level features a spacious front office and a grand living room with a feature gas fireplace and expansive windows framing stunning views. A chef's dream kitchen awaits, equipped with granite countertops, stainless steel appliances, a large walk through pantry, and a massive inviting island. The adjacent dining nook opens via double French doors to a large deck with a BBQ gas hookup—perfect for enjoying the sunny west exposure. Upstairs, discover three generously-sized bedrooms, including a primary suite and a charming vaulted bonus room with a window bench and an additional bathroom. The primary suite serves as a private retreat, complete with a fireplace, balcony, walk-in closet with custom cabinetry, and granite countertops. The luxurious, redesigned 5-piece ensuite features dual vanities, in floor heat, a tiled glass shower, and a BainUltra soaker tub with a heated backrest, jets, chromatherapy, and an auto-dry function. The great sized walk in closet conveniently walks through to a functional upper laundry



room as well! The fully renovated walkout basement includes a wet bar with 2 wine/ beverage fridges and a dishwasher. The spacious recreation room is enhanced with a cozy corner fireplace. The lower level also includes a custom wall bed in the fourth bedroom and a 4-piece bathroom-great for guests! The walkout leads to a lower concrete patio & that features an electrical hook up for a hot tub & overlooks the beautifully landscaped backyard. Upgrades galore, such as hydronic slab heating in the basement, spray foam insulation, and soundproofing elevate comfort in this estate home. Additional enhancements include attic insulation improvements, air conditioning, upgraded air circulation vents, a high-efficiency 70-gallon hot water tank, triple-point locking exterior doors, triple-pane UV-protected rear windows, and a newer roof. The home's curb appeal shines with its stucco and stone exterior and inviting front porch, while the insulated double garage completes this exquisite property. Impeccable pride of ownership is evident throughout this extensively upgraded family home, offering outstanding value in Tuscany on an exceptional lot. With close access to amenities, walking paths and all of the amazing schools Tuscany has to offer, this lovingly cared for home is one of a kind.

Built in 2006

Essential Information

MLS® #	A2175942
Price	\$1,199,900
Sold Price	\$1,260,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,681

Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Tuscany Estates Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B2

Amenities

Amenities	Clubhouse, Picnic Area, Playground, Park, Party Room, Racquet Courts, Recreation Room, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Driveway, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Pantry, Wet Bar
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Walk-Out, See Remarks

Exterior

Exterior Features	Private Yard, Balcony, BBQ gas line
Lot Description	No Neighbours Behind, Landscaped, Private, Views, Backs on to

	Park/Green Space, Front Yard, Many Trees, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2024
Date Sold	November 4th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	288.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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