

\$750,000 - 67 Tuscany Village Court Nw, Calgary

MLS® #A2177106

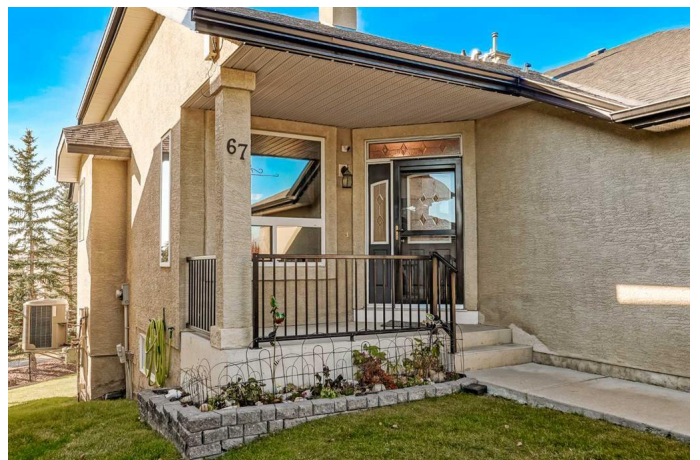
\$750,000

3 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Super clean 3-bedroom, 2.5-bath semi-detached villa offering over 2,417 sq. ft. of immaculate living space and loaded with high-end finishes! This spacious home boasts beautiful upgrades, including granite counters, hardwood floors, tile, central air conditioning, and Gemstone lighting. The open-concept main floor, with impressive 9' ceilings, features a formal dining room and a large family room with a cozy gas fireplace. The kitchen is a chef's delight with stainless steel appliances, a breakfast bar and a bright eating nook with balcony access (gas line for BBQ). The primary bedroom includes a private balcony with stunning west-facing mountain views, a step-in closet, and a luxurious ensuite with quartz countertops, dual sinks, a soaker tub, and a separate shower. Completing the main level is a 2-piece powder room and a convenient laundry/mudroom with access to the double attached garage. The professionally developed walk-out lower level offers a cozy family room with a gas fireplace, 2 additional bedrooms, a massive storage room, and a full bathroom. Situated on a premium lot with west exposure, this home backs onto a scenic green space with access to walking and biking pathways. Located just steps away from Tuscany's popular restaurants and shops. This meticulously maintained property also includes underground sprinklers, landscaping and snow removal (included in the HOA fee) making it a truly maintenance-free lifestyle: no condo fees



or age restrictions. Unbeatable value â€“ call now to book your private visit or explore the 3D tour!

Built in 1999

Essential Information

MLS® #	A2177106
Price	\$750,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	67 Tuscany Village Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

	Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Convection Oven, Freezer, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 7th, 2024
Zoning	R-CG
HOA Fees	120.00
HOA Fees Freq.	MON

Listing Details

Listing Office	eXp Realty
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