\$715,000 - 10 Tuscany Meadows Drive Nw, Calgary

MLS® #A2178052

\$715,000

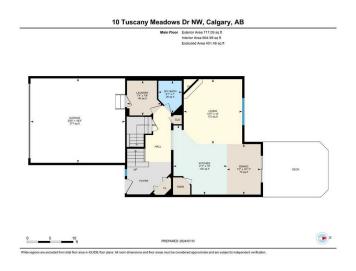
4 Bedroom, 4.00 Bathroom, 1,637 sqft Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Situated in the heart of Tuscany proper this home as been thoughtfully updated and is now ready for its next family. Featuring 3+1 beds/3.5 bath vaulted bonus room and developed basement, this is a full-size home! The open concept great room is exactly what you've been hoping for; the living room easily accommodates your furnishings and is accented with a cozy corner fireplace while the updated kitchen is complete with a large island, breakfast bar, upgraded appliance package (new fridge, stove and dishwasher) and corner pantry along with adjacent generous sized dining nook. Upstairs, the primary bedroom accommodates your furnishings with 4-piece ensuite and custom walk-in closet. Two other very well-proportioned bedrooms share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room, 3-piece bathroom, 4th bedroom and ample storage The private, spacious backyard offers plenty of room to kick a ball or let the dog play along with a large composite deck offers a gazebo with new sunshade canvas along with an adjacent custom built sun room containing an 8-person J-480 hot tub with views of the built-in stone firepit. Upgrades include: New hot water tank (2019), shingles (2016), premium fencing (2023), the driveway has been widened, all faucets replaced in the home, LED lightbulbs and a fresh coat of paint throughout. There is no carpet in the house with gorgeous hardwood flooring + tiles on the







main and upper floors and LVP in the

basement. Please note: Some images have

been virtually staged

Built in 2002

Essential Information

MLS® # A2178052 Price \$715,000 Sold Price \$700,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,637 Acres 0.09 Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

Community Information

Address 10 Tuscany Meadows Drive Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2T2

Amenities

Amenities Park, Party Room, Picnic Area, Playground, Racquet Courts

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No

Animal Home, Open Floorplan, Pantry

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit

Lot Description Fruit Trees/Shrub(s), Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 13th, 2024

Date Sold December 5th, 2024

Days on Market 22

Zoning R-C1N

HOA Fees 298.07

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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