

\$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 youâ€™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



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While regions are excluded from total floor area in HOUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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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