

\$774,900 - 63 Tuscany Hills Park Nw, Calgary

MLS® #A2178540

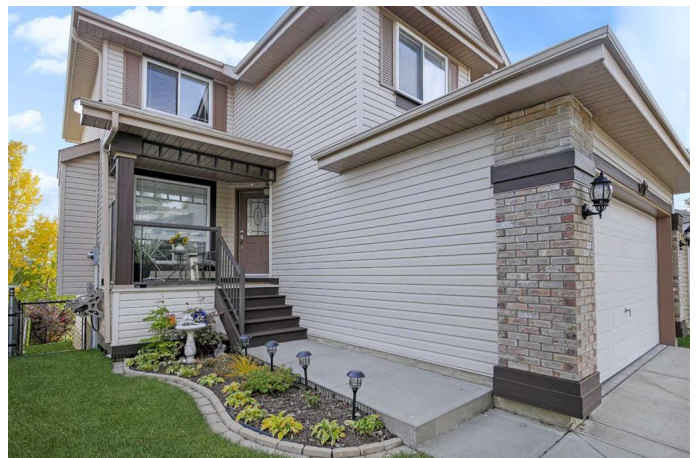
\$774,900

3 Bedroom, 3.00 Bathroom, 1,806 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this beautiful two-story walkout home in Tuscany, backing onto greenspace and a pathway in the heart of the community. Centrally located within easy walking distance to all of Tuscany's schools, your young ones won't even have to cross a road to get to St Basil's school. This gorgeous home has been thoughtfully updated and shows pride of ownership throughout. Hand-scraped oak hardwood floors span the main floor, including large dining room and living room with elegant tiled fireplace. The kitchen, with its upgraded appliances, flows into a breakfast nook with access to the south-facing balcony. A 2-piece bathroom and laundry/mudroom complete the main level. Upstairs, the family room offers plenty of room for all your family's entertainment and relaxation needs. The primary suite includes a 4-piece ensuite and walk-in closet and features mountain views, and the other two bedrooms are served by a 4-piece bathroom. The walkout basement features a large recreation/games room, two flex rooms (one currently used as an office, the other with roughed-in plumbing) and plenty more storage space in the utility room. Central air conditioning keeps the whole home comfortable in the summer, and newer windows and patio doors throughout the home keep things warm in the winter. The south back yard offers a cozy covered patio area and lots of space for the kids to play, as well as direct access to Tuscany's extensive network of walking paths. Don't miss your



chance to check out this wonderful home, you won't be disappointed.

Built in 1996

Essential Information

MLS® #	A2178540
Price	\$774,900
Sold Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,806
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 Tuscany Hills Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2A3

Amenities

Amenities	Clubhouse, Community Gardens, Picnic Area, Playground, Recreation Facilities, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window

	Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2024
Date Sold	November 18th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	278.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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