

\$674,900 - 3 Tuscany Vista Road Nw, Calgary

MLS® #A2179075

\$674,900

5 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

In the sought-after community of Tuscany, this charming 5-bedroom bi-level home offers a perfect blend of comfort and style. There have been many updates and shows the total pride of ownership from inside and out! Its inviting curb appeal is highlighted by a meticulously maintained front yard, complemented by mature landscaping and a spacious driveway leading to an oversized attached two-car garage that can fit 3 cars!!!! The main level boasts an open-concept living area, filled with natural light from large windows, vaulted ceilings and featuring a cozy fireplace for those chilly evenings. The kitchen has timeless style complete with lower and upper cabinet lighting, a pantry, tons of countertop space, a large centre island with eating bar and opening to a bright dining area perfect for hosting family gatherings. The upper level features two generously sized bedrooms, including a primary suite with a walk-in closet and a private en-suite bathroom. The lower level offers three oversized additional bedrooms, a beautifully renovated 4 piece bathroom, a spacious family room with a fireplace and a large laundry room with additional storage. For the garage enthusiast you won't be disappointed!!! This oversized garage can fit 3 vehicles, has a sub panel, a floor drain and tons of space for storage and all your gear. Outdoors, the fully fenced backyard provides a private retreat with a large deck perfect for barbecues, a lush lawn, a green house, garden beds, and plenty of space for kids or



pets to play. This home is conveniently located close to schools, transportation, parks, shopping, and amenities, making it the perfect fit for families looking to settle in a vibrant, friendly neighborhood. Donâ€™t miss your chance to call this gem your own!

Built in 2004

Essential Information

MLS® #	A2179075
Price	\$674,900
Sold Price	\$665,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3 Tuscany Vista Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z8

Amenities

Amenities	Picnic Area, Playground, Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	No Smoking Home, Central Vacuum, High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Barbecue
Lot Description	Corner Lot, Garden, Landscaped, Rectangular Lot, Lawn, Level, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	December 2nd, 2024
Days on Market	17
Zoning	R-CG
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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