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

MLS® #A2179075

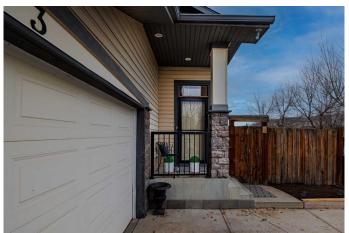
# \$674,900

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 wont 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. Don'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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