

\$1,060,000 - 55 Tuscany Estates Drive Nw, Calgary

MLS® #A2250425

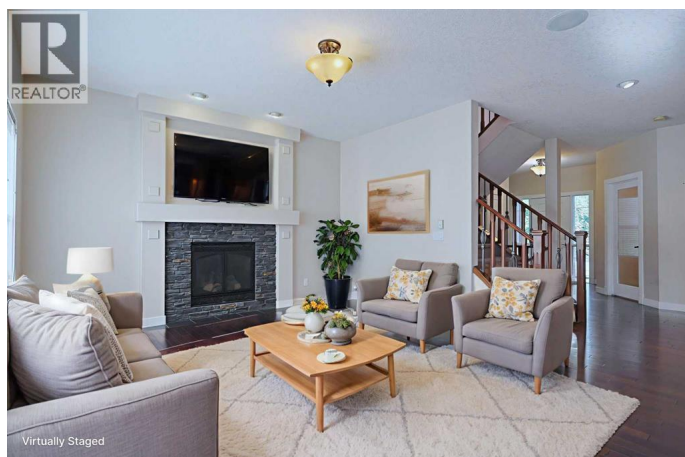
\$1,060,000

4 Bedroom, 4.00 Bathroom, 2,436 sqft

Single Family on 0.12 Acres

Tuscany, Calgary, Alberta

This is your chance to make your home in one of Northwest Calgary's most desirable communities! Welcome to Tuscany! Located here in Tuscany Hillside Estates, this wonderful two storey walkout enjoys a total of 4 bedrooms + den, granite counters & central air, oversized 2 car garage & is walking distance to a playground & schools. Available for quick possession, you'll love the sun-drenched & open concept flow of the main floor of this fully finished home, which features 9ft ceilings & hardwood floors, spacious living room with fireplace & large windows, bright & airy dining room with access to the oversized balcony (& wired for outdoor speakers) & cherrywood kitchen with walkthrough pantry, tile backsplash & Samsung stainless steel appliances. Total of 3 bedrooms & 2 full bathrooms on the air-conditioned 2nd floor including the owner's retreat with big walk-in closet & ensuite with double vanities, separate shower & corner soaker tub. Over the garage is an incredible bonus room with soaring vaulted ceilings! The perfect space for your media room. The walkout level with upgraded laminate floors with cork underlay, is beautifully finished with a 4th bedroom, rec room with granite-topped wet bar & wood-burning fireplace plus bathroom with heated floors & steam shower with aromatherapy bundle. Main floor also has a dedicated home office & laundry/mudroom with extensive built-ins. Additional extras include built-in ceiling speakers, oversized



garage with sink & aggregate driveway, rough-in for hot tub on the walkout patio (complete with junction box with independent circuit), pre-wired for satellite, separate connection for hot water on the outside tap, 2 year old hot water tank & if you prefer a gas stove, there is a gas line that connects to the kitchen. All 4 of Tuscany's schools are just minutes away - walking distance to Tuscany School & St. Basil Elementary/Junior High, & short drive to Eric Harvie School & Twelve Mile Coulee School. Prime location close to Tuscany Club & Market, neighbourhood greenspaces & the Tuscany LRT, & quick access to Stoney/Crowchild Trails to take you to Crowfoot Centre, University of Calgary & hospitals, major retail centers & downtown. (id:6289)

Built in 2006

Essential Information

Listing #	A2250425
Price	\$1,060,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,436
Acres	0.12
Year Built	2006
Type	Single Family
Sub-Type	Freehold

Community Information

Address	55 Tuscany Estates Drive Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2Z7

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Wet bar, French door, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave, Freezer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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Listing information last updated on October 14th, 2025 at 7:31pm PDT