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

MLS® #A2250425

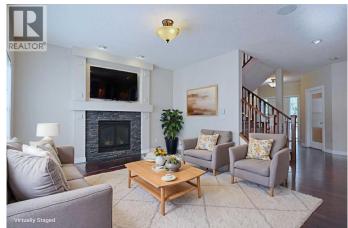
\$1,060,000

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 communitiesâ€lwelcome 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'II 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 owners' 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 ceilingsâ€lthe 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 awayâ€lwalking 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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