

\$945,000 - 115 Tuscany Estates Close Northwest, Calgary

MLS® #A1255821

\$945,000

5 Bedroom, 4 Bathroom, 2,612 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Outstanding Albi-built home in Tuscany Estates. A FULLY finished Walk Out with 5 bedrooms. NEW paint, NEW carpet, & AIR conditioning. Original owners and the pride of ownership is seen throughout this beautiful home! Step inside you will be immediately welcomed by the gleaming hardwood floors. The main floor office is perfect for those who need space to work from home! The kitchen boasts granite countertops and EXTENDED cabinetry for added space, a walk-through pantry to the main floor laundry, and a HUGE walk-in closet for coats and shoes. Stainless steel appliances, including a new dishwasher. The patio features a gas line for your BBQ and amazing views of the beautifully landscaped yard with 6 new trees, a stone patio seating area with a fire pit, and low-maintenance garden beds full of lovely perennials. A gas fireplace in the living room and powder room complete the main level.

The upstairs primary suite easily fits a King, has a walk-in closet, and a 5 pc. ensuite including double vanity, standalone shower with built-in bench, and fantastic soaker tub. A bonus room with high ceilings, 3 additional bedrooms, and a 4 pc. bathroom complete the upper floor. The LIKE NEW fully finished walk-out basement is only 4 years old! Another gas fireplace and plush carpet make this basement feel luxurious! It also features a wet bar and space for entertaining, a 5th bedroom, and a 3-piece bathroom to complete this cozy space. From the basement, you can access



the fully fenced and extensively landscaped backyard. No neighbors behind you makes this the perfect backyard oasis.

A family-friendly community, Tuscany has incredible amenities available including an exclusive clubhouse, splash park, tennis courts, skateboard park, playgrounds, parks, and more! Enjoy being close to all amenities and you'll have quick access to Stoney Trail & Crowchild Trail. Definitely a must-see!

Built in 2009

Essential Information

MLS® #	A1255821
Price	\$945,000
Sold Price	\$970,000
Date Sold	September 30th, 2022
Bedrooms	5
Full Baths	3
Half Baths	1
Square Footage	2,612
Lot SQFT	5,522
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	115 Tuscany Estates Close Northwest
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L 0B5

Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Goods Included	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Basement Development	Finished, Walk-Out
Basement Type	Finished, Walk-Out
Flooring	Carpet, Hardwood, Tile

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete
Front Exposure	SW
Frontage Metres	13.04M 42`9"
Site Influence	Back Yard, No Neighbours Behind, Landscaped, See Remarks

Additional Information

Zoning	R-C1
HOA Fees	277.20
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
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