$788,000 - 57 Tuscany Meadows Common Nw, Calgary

MLS® #A2195654

$788,000
4 Bedroom, 4.00 Bathroom, 1,772 sqft
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

You won't find a better location or view than this! This stunning two-story walkout home boasts breathtaking panoramic mountain vistas and backs south onto a serene treed walking path that leads to a ravine, playground, and elementary school. With extensive hardwood flooring, this home is filled with upgrades. The chef's kitchen features stylish maple cabinets (some with glass accents), a pantry, a spacious island, granite countertops, and a travertine backsplash. The grand great room is open to soaring floor-to-ceiling windows that flood the space with natural light while showcasing the incredible views. A convenient den offers the perfect space for a home office or study. The master bedroom features a vaulted ceiling, a walk-in closet, and a luxurious ensuite with a large walk-in shower. The developed walkout basement includes a generous rec room with a built-in entertainment unit, a cozy second gas fireplace, a fourth bedroom, and a convenient three-piece bath. Additional highlights include in-ceiling speakers, a full-width maintenance-free deck, an exposed aggregate patio, and more. This conveniently located home offers easy access to schools, shopping, transit, and various amenities, making it the perfect choice for families and professionals. Enjoy the convenience of nearby parks, restaurants, and services, all just a short walk or drive away. This home is truly a gem!

Built in 2000

Essential Information

MLS® #	A2195654
Price	$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	57 Tuscany Meadows Common Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2L3

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, On Street
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Bookcases, No Animal Home, Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Views
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	57
Zoning	R-CG
HOA Fees	297
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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