

# \$975,000 - 12 Tuscany Glen Place Nw, Calgary

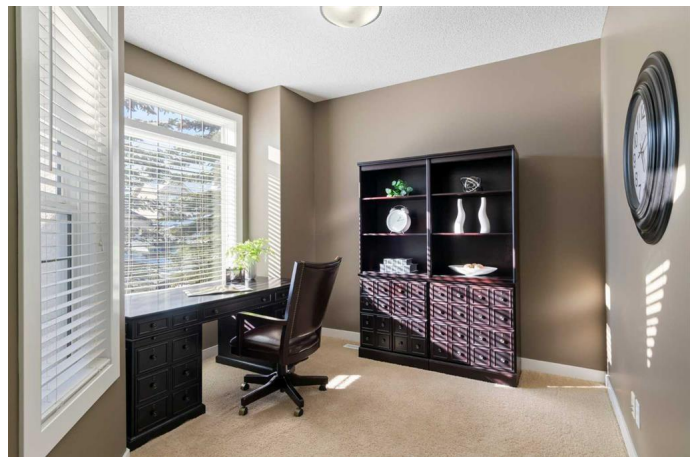
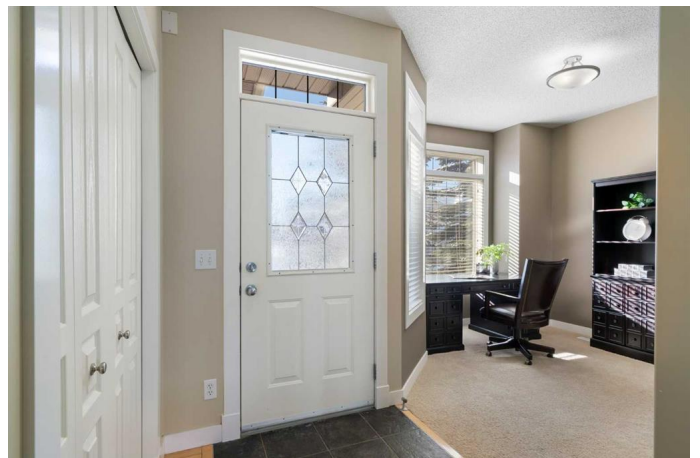
MLS® #A2193724

**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,282 sqft  
Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully maintained home in the very desirable NW community of Tuscany, with over 3200 sq ft of total developed space and a TRIPLE attached garage. Ideally located within walking distance to both Catholic and public schools, steps to green spaces and the extensive walking path system Tuscany is known for. This home offers the perfect blend of space, functionality, and thoughtful design for families of all sizes. Step inside to find a bright and inviting main floor with tons of windows to bring the light in! There's a formal dining room, cozy living room with gas fireplace, and a spacious chef's kitchen complete with a central island, an abundance of counter and cabinet space, walk-in pantry, and a sunny breakfast nook with huge windows overlooking the backyard. A main floor office provides the perfect work-from-home setup, while a 2-piece powder room and main floor laundry room add to the convenience. Upstairs, a beautiful spiral staircase leads to a huge bonus room with vaulted ceilings—an ideal space for movie nights, a playroom, or additional living space. The primary suite is a true retreat, offering a 5-piece ensuite with a jetted tub, dual sinks, and a separate shower. Two additional well-sized bedrooms share a 4-piece bath, completing the upper level. The fully finished basement offers even more space, featuring a huge rec room, a 4th bedroom, another 4-piece bathroom, and plenty of storage space—perfect for a growing family or guests.



Outside, the large, deep backyard provides a wonderful spot to enjoy morning sun and summer evenings. Located within walking distance of two schools and expansive school fields, plus plenty of walking paths and green spaces, this home is ideally situated for an active lifestyle. Enjoy the best of Tuscany & surrounding areas top amenities, including the Tuscany Club, WinSport, the Calgary Farmers' Market, and quick access to Stoney Trail. With its prime location, spacious layout, and fantastic community, this is a must-see home! It has been lovingly maintained and enjoyed by its original owners and is waiting for its next family to call it home. Welcome Home!

Built in 2003

### **Essential Information**

MLS® #	A2193724
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Tuscany Glen Place Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2T6

## Amenities

Amenities	Clubhouse, Other, Recreation Facilities
Parking Spaces	3
Parking	Driveway, Garage Faces Front, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 12th, 2025
Days on Market	47
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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