

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

MLS® #A2195654

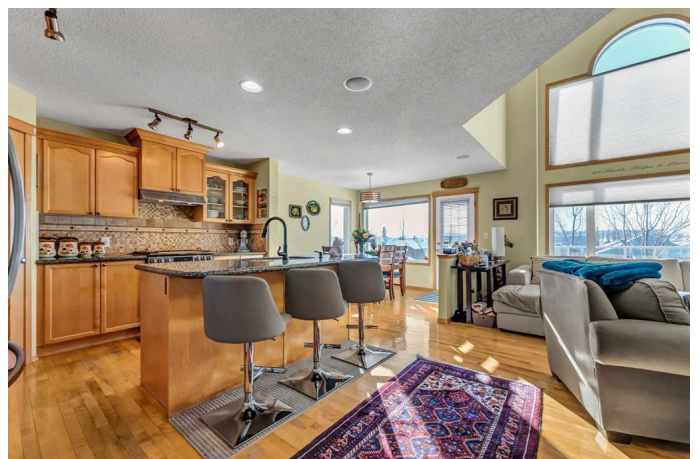
**\$788,000**

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 | Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Pantry, 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 38

Zoning R-CG

HOA Fees 297

HOA Fees Freq. ANN

## Listing Details

Listing Office Real Broker

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