

# \$869,999 - 95 Tuscany Hills Park Nw, Calgary

MLS® #A2196989

**\$869,999**

5 Bedroom, 4.00 Bathroom, 2,100 sqft  
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Professionally updated family home in the highly sought-after and family-friendly community of Tuscany. Situated on a generous lot backing onto greenway with views of the Rocky Mountains, this property boasts 5 bedrooms, 3.5 bathrooms, and 2,100 sq. ft. of thoughtfully updated living space – an ideal blend of style, comfort, and functionality. The landscaped front yard features mature trees and greenery, providing excellent curb appeal. Upon entry, you'll find a bright foyer with original solid hardwood floors that extend upstairs and into the combined seating area and workspace.

The open-concept design seamlessly connects the living room, dining area, and kitchen, creating a spacious and inviting environment ideal for gatherings and entertaining. A cozy stone feature fireplace anchors the living room, while the dining room is surrounded by wall-to-wall windows, offering an abundance of natural light. Skylights and added pot lights enhance the brightness of this main floor.

The kitchen is a standout feature, complete with elegant quartz countertops, custom cabinetry including glass-front doors, trendy subway-style stacked backsplash, and upgraded stainless steel appliances. The center island with breakfast bar seating is perfect for casual dining and socializing. A large laundry room with built-in coat storage and bench offers added convenience on the



main level.

Upstairs, the spacious primary suite provides a serene retreat, featuring a second fireplace, rolling barn-door accent, large windows, cozy sitting area, and walk-in closet with ample storage. The ensuite bathroom is equipped with a skylight, jetted soaking tub, walk-in shower, and oversized vanity. THREE additional bedrooms on the upper level offer comfortable accommodations for family members.

The basement includes an additional bedroom suite with a 3-piece ensuite bathroom, living room, and home gym, making it a versatile space for guests or recreation.Â

In the backyard, low maintenance landscaping ensures more peaceful moments, while the covered patio offers shade on sunny days. The gazebo with fairy lights creates a charming spot for evening sips, and the dedicated firepit area adds a cozy touch for outdoor entertaining. The home backs onto a green space near a bike path system, ideal for outdoor enthusiasts.

Additional features include central air conditioning, feature walls and updated light fixtures and hardware throughout.

Tuscany is a vibrant, family-friendly community with excellent amenities, including one of Calgary's top community centers. Surrounded by green spaces, ravines, and overlooking the Bow River Valley, it offers a unique and scenic living experience.

Built in 1996

## **Essential Information**

MLS® #

A2196989

Price	\$869,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,100
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	95 Tuscany Hills Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2A3

### Amenities

Amenities	Clubhouse, Dog Park, Park, Playground, Community Gardens, Picnic Area, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Master Bedroom, Stone
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Level, Low Maintenance Landscape, Street Lighting, Gazebo, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	35
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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