

# \$829,000 - 88 Tuscany Meadows Close Nw, Calgary

MLS® #A2209785

**\$829,000**

4 Bedroom, 4.00 Bathroom, 1,761 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Open House 1-4PM, Saturday, April 12, 2025.

Well-Maintained 2 Storey Home in Sought-After Tuscany! Located in the quiet and desirable community of Tuscany, this well-maintained two-storey home offers over 2,500 sq. ft. of developed living space, including a fully finished basement and a south-facing backyard that provides abundant natural light in the kitchen and living areas. The main floor features 17-foot ceilings in the great room, a formal dining room, a spacious mudroom, and a recently updated gourmet kitchen with quartz countertops, stainless steel appliances, a 700 CFM range hood, and upgraded cabinets (2024). Upstairs includes two generously sized secondary bedrooms and a large primary suite with a walk-in closet and a 4-piece ensuite with a jetted tub. The basement is fully finished with a second living area featuring a gas fireplace, a fourth bedroom, and a large games area. Additional features include air conditioning, a wired surround sound system (living room, dining room, and primary bedroom), and round molding throughout the home. Recent updates include a new roof (2018), and new paint and vinyl plank flooring throughout the main floor, second floor, and basement (2023). Conveniently located within walking distance of four schools and situated in a peaceful neighborhood, this home offers both comfort and functionality. Click the 3D for more details!

Built in 2001



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209785    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,761       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 88 Tuscany Meadows Close Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 2M9                     |

## Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Recreation Facilities                                                                          |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                 |
| Parking Spaces | 4                                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                              |

## Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Window Coverings                                                |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                        |

|                 |                                            |
|-----------------|--------------------------------------------|
| Cooling         | Central Air                                |
| Fireplace       | Yes                                        |
| # of Fireplaces | 2                                          |
| Fireplaces      | Basement, Gas, Insert, Living Room, Mantle |
| Has Basement    | Yes                                        |
| Basement        | Finished, Full                             |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Storage                                                       |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |
| HOA Fees       | 300              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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