

\$749,900 - 974 Tuscany Drive Nw, Calgary

MLS® #A2255508

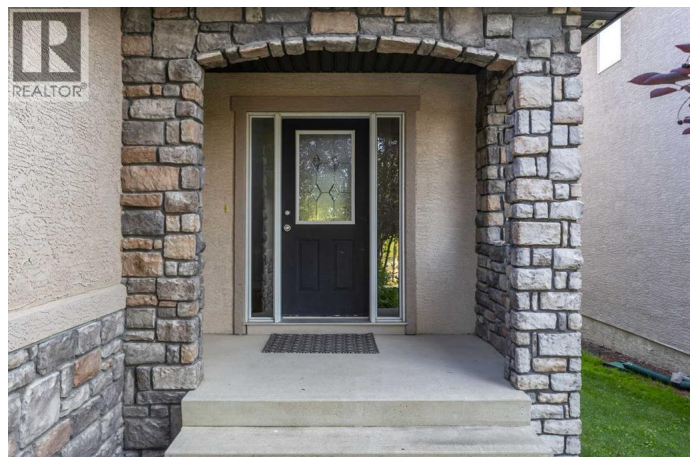
\$749,900

4 Bedroom, 4.00 Bathroom, 1,886 sqft

Single Family on 0.10 Acres

Tuscany, Calgary, Alberta

Amazing value in this stunning Albi-built home, where elegance and craftsmanship are evident from the moment you arrive. Offering nearly 1,900 sq ft above grade plus a fully finished basement, this property blends timeless design with modern upgrades throughout. The main floor showcases 9'™ ceilings, a bright front office, and a welcoming living room with a mantled stone fireplace. The kitchen is designed for both everyday living and entertaining, featuring rich cherry cabinetry, a generous island, a walkthrough pantry, a charming corner sink framed by two windows, and new Bosch induction stove and Miele dishwasher (2025). A spacious dining nook opens directly to a new 22'™ x 16'™ Trex deck with aluminum railing, perfect for gatherings with family and friends. Convenient main floor laundry with a Miele washer and dryer pair (2023) adds everyday ease. Upstairs, the large primary retreat is a true escape with a luxurious 5-piece ensuite complete with a soaker tub and walk-in closet. Two additional bedrooms and a well-planned main bath provide ideal family space. The fully finished basement expands your living options with a massive rec room, an additional bedroom, full bathroom, and plenty of storage. Comfort comes easy here with air conditioning installed in 2023, plus hot water on demand and a new furnace (2019). The exterior has been just as well cared for, with roof shingles replaced in 2016 and a new driveway poured in 2020. Additional features include hardwood



flooring, ceramic tile with in-floor heating in the main bath, and plush upgraded carpet on the upper level. Outside, the landscaped yard offers privacy and room to play, while the oversized double garage adds everyday convenience. Set in the heart of Tuscany, close to schools, parks, pathways, and community amenities, this home offers the perfect balance of comfort, quality, and family living. (id:6289)

Built in 2002

Essential Information

Listing #	A2255508
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,886
Acres	0.10
Year Built	2002
Type	Single Family
Sub-Type	Freehold

Community Information

Address	974 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2T4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse, Party Room, Recreation Centre
Features	Closet Organizers, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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