

\$1,199,000 - 2 Tuscany Estates Crescent Nw, Calgary

MLS® #A2213876

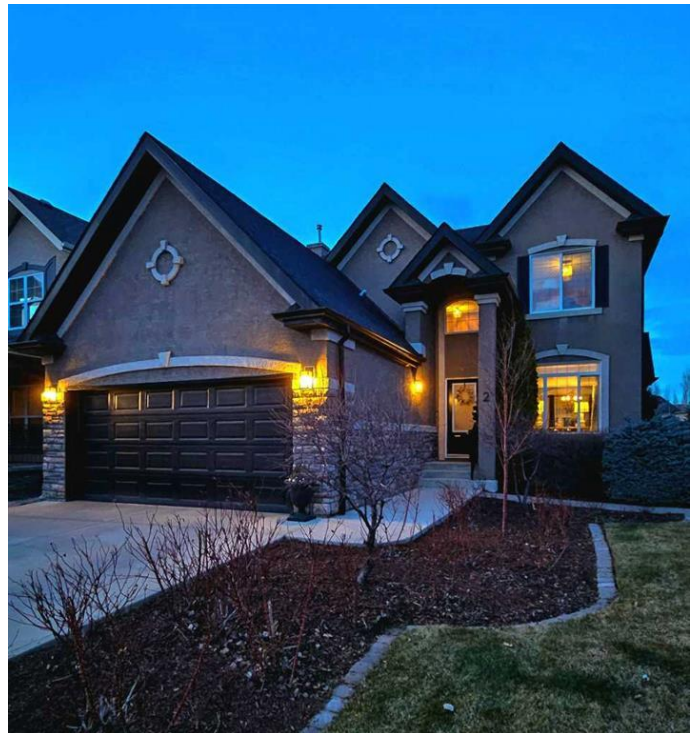
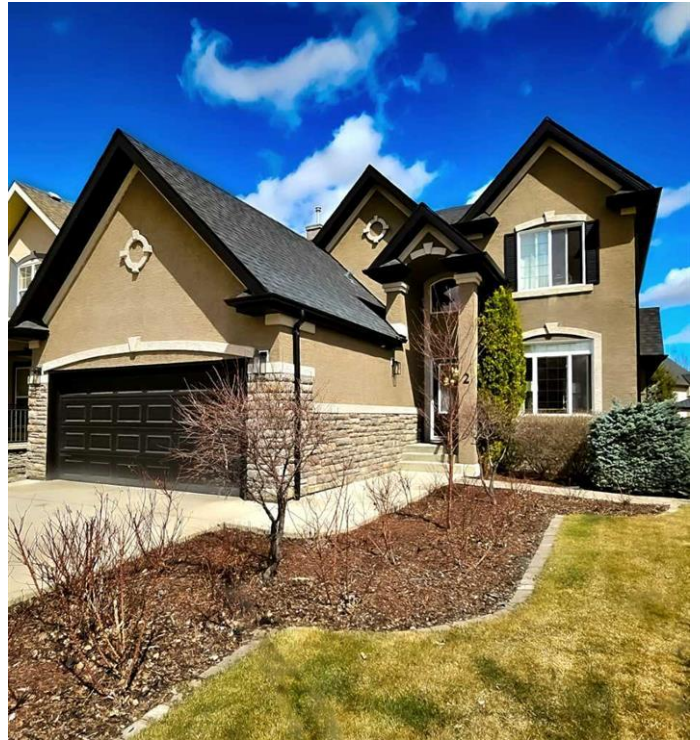
\$1,199,000

5 Bedroom, 4.00 Bathroom, 2,415 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

BACKING ONTO GREENSPACE, this exquisite home in desirable Tuscany Estates is just a STONES THROW FROM THREE SCHOOLS and has direct access to a nearby kidâ€™s playpark and miles of scenic pathways for biking or relaxing walks with friends, family or a furry friend. This home exudes quality and sophistication with features such as solid walnut doors and built in cabinetry throughout, beautiful warm hardwood floors and a gorgeous fireplace. You will love the kitchen where you can enjoy gourmet cooking and baking with granite counters, induction cooking and a smart fridge as added bonuses. Enjoy views of the greenspace from either the nook, breakfast bar or formal dining room during mealtimes. There is a convenient main floor office with high quality built ins and FIVE BEDROOMS on the upper and lower levels, perfect for the growing family. Entertain in style with the luxury bar, spa bathroom with heated floor and media room downstairs, perfect as an in law space, nanny quarters, teenage/children private space or for personal wellness enjoy a dedicated gym area. The meticulously landscaped yard is a true oasis, boasting a majestic rose garden and flowering trees and shrubs, and features ornamental landscaping, a hot tub cabana, 2 custom pergolas perfect for hot days and cool evenings, or watching outdoor movies. Entertaining outdoors is made easy with an expansive private deck. PERFECTLY LOCATED, enjoy the amenities



of a gated community center nearby which features an outdoor splash park, skate park and pickleball for summer fun, as well as a winter ice skating rink for year round enjoyment. A grocery store and more conveniences are just moments away, as is the expansive soccer dome and Home Depot. This exceptional property in Tuscany Estates, offers a great opportunity to enjoy luxury living with stunning natural surroundings and convenient access to a range of amenities.

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213876 |
| Price | \$1,199,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,415 |
| Acres | 0.15 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 2 Tuscany Estates Crescent Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 0B2 |

Amenities

| | |
|----------------|-----------|
| Amenities | Clubhouse |
| Parking Spaces | 2 |

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Central Air Conditioner, Dishwasher, Kitchen Island, S |
| Appliances | Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave Hood Fa |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |



Exterior

| | |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None |
| Lot Description | Backs on to Park/Green Space, Corner Lot, Landscaped, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 25 |
| Zoning | R-CG |
| HOA Fees | 307 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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