

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

MLS® #A2209785

**\$829,000**

4 Bedroom, 4.00 Bathroom, 1,761 sqft

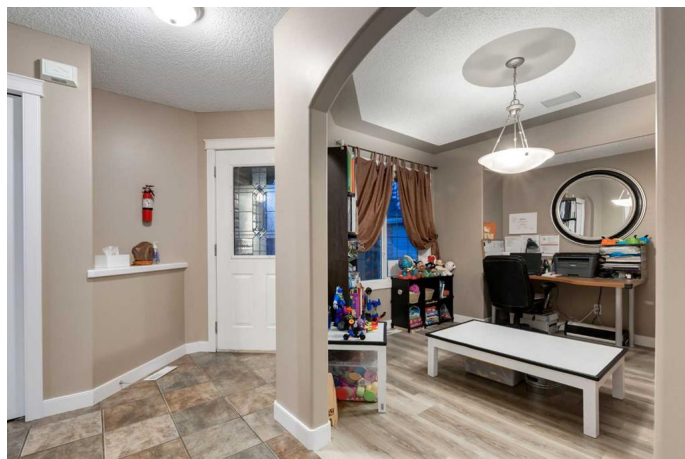
Residential on 0.09 Acres

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	12
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.