

# \$788,000 - 57 Tuscany Meadows Common Nw, Calgary

MLS® #A2195654

**\$788,000**

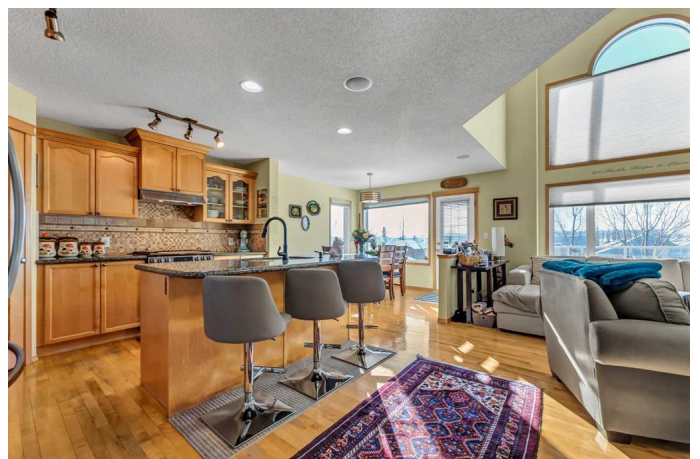
4 Bedroom, 4.00 Bathroom, 1,772 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

You won't find a better location or view than this! This stunning two-story walkout home boasts breathtaking panoramic mountain vistas and backs south onto a serene treed walking path that leads to a ravine, playground, and elementary school. With extensive hardwood flooring, this home is filled with upgrades. The chef's kitchen features stylish maple cabinets (some with glass accents), a pantry, a spacious island, granite countertops, and a travertine backsplash. The grand great room is open to soaring floor-to-ceiling windows that flood the space with natural light while showcasing the incredible views. A convenient den offers the perfect space for a home office or study. The master bedroom features a vaulted ceiling, a walk-in closet, and a luxurious ensuite with a large walk-in shower. The developed walkout basement includes a generous rec room with a built-in entertainment unit, a cozy second gas fireplace, a fourth bedroom, and a convenient three-piece bath. Additional highlights include in-ceiling speakers, a full-width maintenance-free deck, an exposed aggregate patio, and more. This conveniently located home offers easy access to schools, shopping, transit, and various amenities, making it the perfect choice for families and professionals. Enjoy the convenience of nearby parks, restaurants, and services, all just a short walk or drive away. This home is truly a gem!

Built in 2000



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195654    |
| Price          | \$788,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,772       |
| Acres          | 0.09        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 57 Tuscany Meadows Common Nw |
| Subdivision | Tuscany                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3L 2L3                      |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Clubhouse                                            |
| Parking Spaces | 4                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, On Street |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Bookcases, No Animal Home, Vaulted Ceiling(s) |
| Appliances        | None                                                                                   |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 2                                                                                      |
| Fireplaces        | Family Room, Gas, Living Room, Mantle, Tile                                            |
| Has Basement      | Yes                                                                                    |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Views  
Roof                      Asphalt  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              February 21st, 2025  
Days on Market        60  
Zoning                    R-CG  
HOA Fees                297  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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