

# \$800,000 - 51 Tuscany Reserve Court Nw, Calgary

MLS® #A2218931

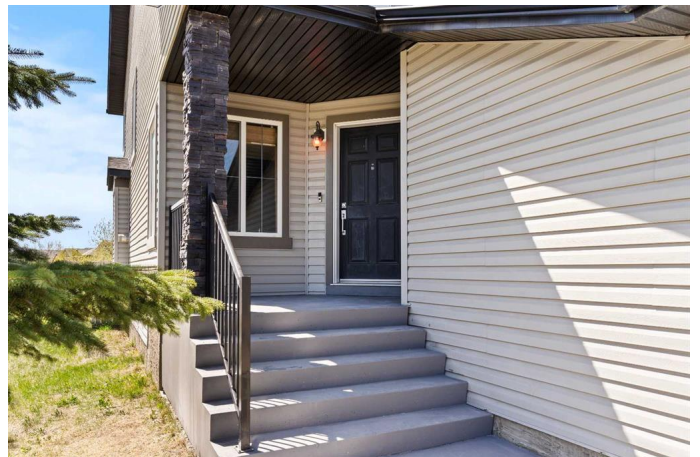
**\$800,000**

4 Bedroom, 4.00 Bathroom, 1,850 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

4 BEDROOM | 3 1/2 BATHROOM |  
2-STOREY | 2,698 SQFT OF LIVING SPACE  
| A NEWLY RENOVATED | A DOUBLE  
ATTACHED GARAGE | CORNER LOT IN  
CUL-DE-SAC | A Welcome to this beautifully  
renovated 2-storey home in the highly  
sought-after family community of Tuscany,  
offering 2,698 sqft of living space with 4  
bedrooms and 3.5 bathrooms. Situated on a  
generous corner lot in a quiet cul-de-sac, this  
home features a modern, updated design  
throughout. The abundance of windows flood  
the home with natural light and the  
feature A light fixtures throughout illuminate the  
space beautifully in the evening. Inside, the  
expansive open layout main floor features  
newly renovated elements, including vinyl  
plank flooring, a gourmet kitchen with high-end  
appliances including an oversized french door  
refrigerator, quartz countertops, island with  
breakfast bar and custom cabinetry. Enjoy the  
convenience A of the large pantry with shelving  
just off the kitchen allowing for ease when  
bringing in groceries from the car. A The  
kitchen is open to a spacious dining nook  
opening onto a large composite deck with  
pergola and gas hookup for entertaining  
friends and family. The attached living room  
with a cozy corner gas fireplace with updated  
tile surround completes the space and  
provides the perfect space to relax. A front  
den, ideal for a home office, and a powder  
room and laundry room with builtin cabinetry  
complete the main level. Upstairs, the primary



suite offers mountain views, a spacious ensuite with a corner soaker tub and a generous walk-in closet with custom organizers. Two additional spacious bedrooms with large windows and closets and a 4-piece bathroom complete this level. The fully developed basement features a large recreation room with electric fireplace, a spacious fourth bedroom, and a 4-piece bathroom. Outside, enjoy the fully fenced large private backyard with a blank canvas to create your own oasis. This home also features a new roof and double attached garage.Â Enjoy the amenities of Tuscany including walking paths, schools, shopping, Tuscany Club, baseball diamonds and more.Â With convenient access to the mountains, this home is perfectly located to enjoy city living while being able to get away to the mountains with ease.Â Book your private showing today and make this exceptional property your new home! Photos are virtually staged and are not an accurate depiction of current property.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218931    |
| Price          | \$800,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,850       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 51 Tuscany Reserve Court Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 0A7                     |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Park, Recreation Facilities |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |
| # of Garages   | 2                           |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric, Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line                      |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |
| HOA Fees       | 307           |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX First

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.