

# \$769,900 - 114 Tuscany Vista Point Nw, Calgary

MLS® #A2225498

**\$769,900**

3 Bedroom, 4.00 Bathroom, 1,844 sqft

Residential on 0.09 Acres

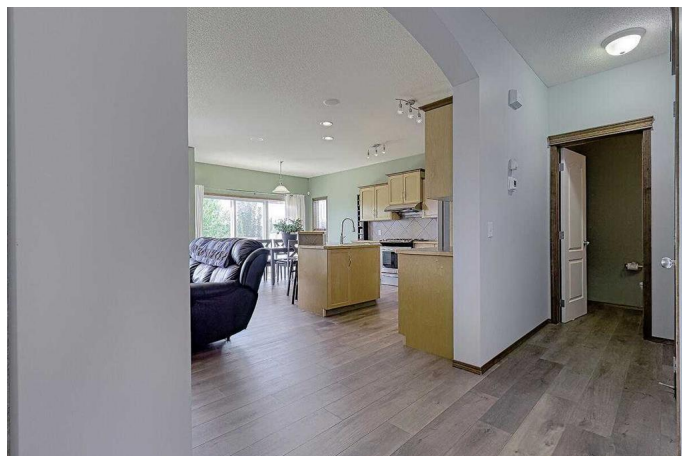
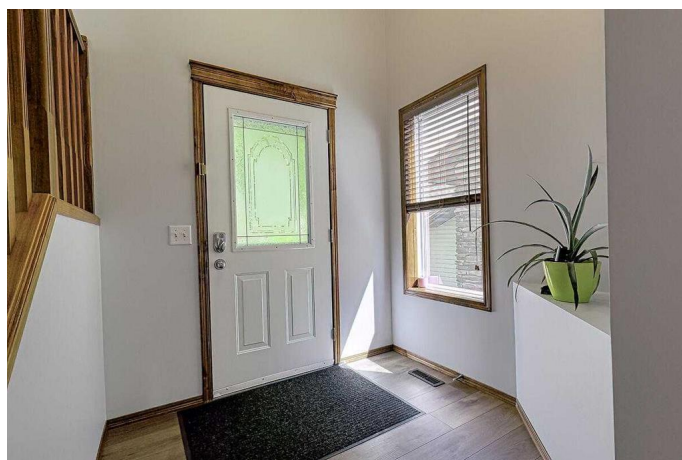
Tuscany, Calgary, Alberta

Beautiful family home, fully developed 2 story backing onto utility right of way with views of mountains and golf course. Large rear sunny west facing deck and yard. Family kitchen with all stainless steel appliances including a gas stove and breakfast nook. Main floor family room with gas fireplace and eating nook with bright sliding doors onto rear deck. Main floor laundry. Upstairs has a large bonus room with many windows for natural light. 3 bedrooms, master has a 4pce ensuite with corner soaker tub and separate shower. Lower level has a huge rec room with wet bar and a 3pce bathroom. Great home in the community of Tuscany.

Built in 2004

## Essential Information

MLS® #	A2225498
Price	\$769,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status Active

### Community Information

Address 114 Tuscany Vista Point Nw  
Subdivision Tuscany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3L 3A1

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bar, Breakfast Bar, Kitchen Island  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings  
Heating 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 Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Views  
Roof Asphalt  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 28th, 2025  
Days on Market 12

Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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