# \$749,900 - 48 Tuscany Village Court Nw, Calgary

MLS® #A2227234

### \$749,900

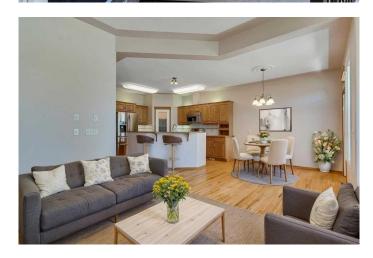
2 Bedroom, 3.00 Bathroom, 1,367 sqft Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Open house Saturday June 7th 1-3 pm. Immaculate 2 bedroom villa in the desirable Tuscany Village Court area of NW Calgary. Easy walking distance to shopping, Sobey's grocery, recreation centre, tennis courts, and walking pathways. A new Furnace was installed in 2023 and comes with central air conditioning. Included in the sale is a \$21,000 custom stair lift to access the basement level should you require it now or in the future. There is also a ramp in the garage for easy access to the main floor. This adult oriented community is quiet and very stable. This villa comes with 2 decks, one for BBQing off the kitchen and one to enjoy the private back green space. On the main level you will find a large primary bedroom that easily fits a king bed with room to spare. Off the primary bedroom is a wonderful sitting room that can have many uses. The kitchen has amble cupboards, a walk in pantry, a generous island, and a larger dining area. The microwave was replaced in 2022 and the Bosch Dishwasher runs like new. An open plan kitchen/dining and living room creates a wonderful space to entertain or simply relax. Downstairs you'll find a larger second bedroom that is complete with it's own ensuite bathroom. Also downstairs is a Regency gas fireplace which creates a warm ambiance for the family / games room. Plenty of storage exists in the mechanical room which is something so many homes lack. Pride of Ownership shows. Note: Virtually staged







pictures help showcase the main rooms of the home. Check out the virtual tour or simply book your showing today to view this wonderful home in person. The private HOA fee for Tuscany Village Court is only \$120/Mo (\$1,440 per year) and that takes care of snow removal and lawn care. There is a \$293/year Tuscany Residents Association fee (HOA fee) for all residents of Tuscany which gives you access to the amazing amenities of the Tuscany Club (Summer 2025 program is available upon request).

Built in 2000

#### **Essential Information**

MLS® # A2227234 Price \$749,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,367 Acres 0.13 Year Built 2000

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 48 Tuscany Village Court Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2H5

#### **Amenities**

Amenities Clubhouse, Fitness Center, Outdoor Pool, Park, Parking, Playground,

Racquet Courts, Recreation Facilities

Parking Spaces

Parking Double Garage Attached

4

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Soaking Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave

Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours

**Behind** 

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 5

Zoning R-CG

HOA Fees 293

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Complete Realty

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