

# \$785,000 - 11509 Tuscany Boulevard Nw, Calgary

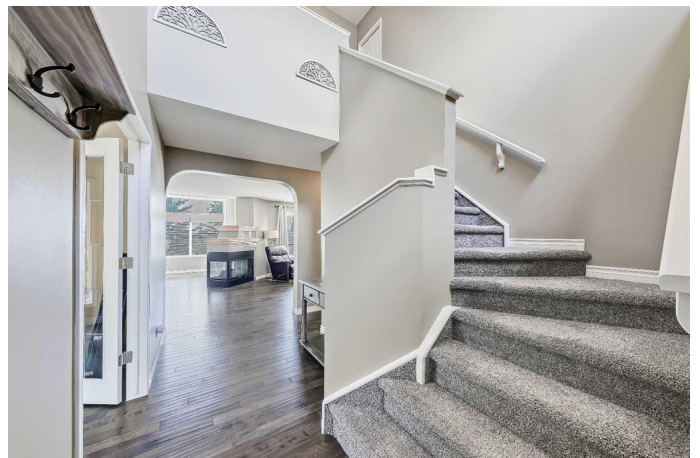
MLS® #A2227798

**\$785,000**

4 Bedroom, 4.00 Bathroom, 1,657 sqft  
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** Stunning fully finished walkout in the heart of Tuscany, one of Calgary's most desirable family communities! With over 2,400 sq ft of beautifully designed living space and four bedrooms, this home offers style, functionality, and everyday comfort. Bathed in natural light thanks to its sunny South-facing yard, the main floor features rich hardwood floors, a welcoming front office with French doors, and a bright open-concept layout anchored by a striking three-sided gas fireplace. The kitchen is a chef's dream with stone counters, a stone central island with bar seating, stainless steel appliances, a corner pantry, and a unique corner sink overlooking the backyard and green space. Enjoy meals in the sun-soaked dining nook with wraparound windows and access to the upper deck—perfect for entertaining with a BBQ gas line and serene mountain views. Upstairs, the spacious primary suite features a ceiling fan, a walk-in closet, and a 4-pc ensuite with a deep Jacuzzi tub and separate shower. Two additional bedrooms and a full 4-pc bath complete the upper level. The fully developed walkout basement adds amazing flexibility with a large rec room, corner gas fireplace, sleek wet bar, fourth bedroom, full bathroom with heated floors and slate tile, a dedicated gym space, and access to the covered patio. The private, South-facing backyard is fully fenced



and surrounded by mature trees, complete with a storage shed and arbour. Prefer relaxing over gardening? Lounge on your covered lower deckâ€™thereâ€™s room for furniture and even a hot tub! Extras include main floor laundry/mudroom, double attached garage with high ceilings, and rough-ins for central vac and surround sound. Located steps from Tuscanyâ€™s scenic pathway system, top-rated schools, Tuscany Club amenities, the C-Train, and all the shops of Crowfoot. This home offers it allâ€™space, sunshine, and unbeatable convenience. Book your showing today!

Built in 2000

### Essential Information

MLS® #	A2227798
Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,657
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11509 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J3

### Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard
Lot Description	Private, Rectangular Lot, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX House of Real Estate
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