

# \$1,099,900 - 55 Tuscany Estates Drive Nw, Calgary

MLS® #A2250425

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,436 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

This is your chance to make your home in one of Northwest Calgary's most desirable communities! Welcome to Tuscany! Located here in Tuscany Hillside Estates, this wonderful two storey walkout enjoys a total of 4 bedrooms + den, granite counters & central air, oversized 2 car garage & is walking distance to a playground & schools. Available for quick possession, you'll love the sun-drenched & open concept flow of the main floor of this fully finished home, which features 9ft ceilings & hardwood floors, spacious living room with fireplace & large windows, bright & airy dining room with access to the oversized balcony (& wired for outdoor speakers) & cherrywood kitchen with walkthrough pantry, tile backsplash & Samsung stainless steel appliances. Total of 3 bedrooms & 2 full bathrooms on the air-conditioned 2nd floor including the owner's retreat with big walk-in closet & ensuite with double vanities, separate shower & corner soaker tub. Over the garage is an incredible bonus room with soaring vaulted ceilings! The perfect space for your media room. The walkout level with upgraded laminate floors with cork underlay, is beautifully finished with a 4th bedroom, rec room with granite-topped wet bar & wood-burning fireplace plus bathroom with heated floors & steam shower with aromatherapy bundle. Main floor also has a dedicated home office & laundry/mudroom with extensive built-ins. Additional extras include built-in ceiling speakers, oversized



garage with sink & aggregate driveway, rough-in for hot tub on the walkout patio (complete with junction box with independent circuit), pre-wired for satellite, separate connection for hot water on the outside tap, 2 year old hot water tank & if you prefer a gas stove, there is a gas line that connects to the kitchen. All 4 of Tuscany's schools are just minutes away - walking distance to Tuscany School & St. Basil Elementary/Junior High, & short drive to Eric Harvie School & Twelve Mile Coulee School. Prime location close to Tuscany Club & Market, neighbourhood greenspaces & the Tuscany LRT, & quick access to Stoney/Crowchild Trails to take you to Crowfoot Centre, University of Calgary & hospitals, major retail centers & downtown.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250425    |
| Price          | \$1,099,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,436       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 55 Tuscany Estates Drive Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3L 2Z7 |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Park                                                  |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Faces Front, Oversized |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Steam Room |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Stone, Recreation Room                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                              |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard                |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stone, Stucco, Wood Frame                                  |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 8                   |
| Zoning         | R-CG                |
| HOA Fees       | 293                 |
| HOA Fees Freq. | ANN                 |

### Listing Details

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