

# \$799,900 - 16 Tuscany Hills Road Nw, Calgary

MLS® #A2230042

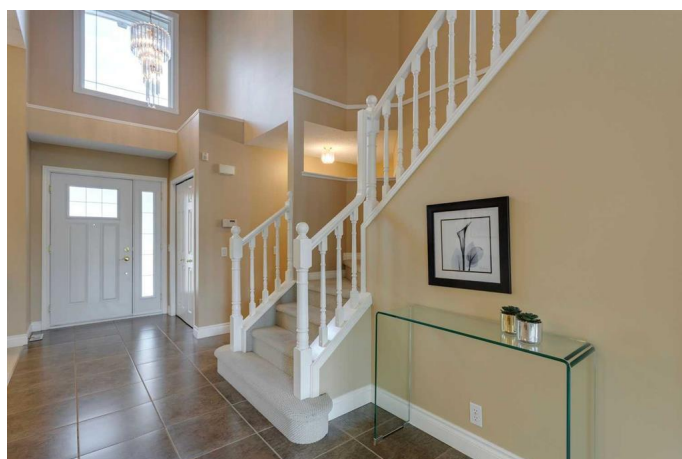
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,129 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Former BayWest show home, original owner, absolutely immaculate, beautifully maintained & substantially renovated. Over 3330 sqft of professionally developed living space including the walk out lower level. A total of 4 bedrooms plus 2 dens & 3 ½ baths. Dramatic vaulted ceilings in the open living room/dining room with lots of natural light & a bump out for a hutch. The updated kitchen features custom white extended height cabinetry, an island, walk-in pantry & an upgraded stainless appliance package + quartz countertops. The eating nook is open to the cozy family room with a gas fireplace & French door access to an oversized deck. The main floor also features a good sized den, 2 pc powder room & a mud room/laundry area. Upstairs the king sized master bedroom is a perfect retreat with a walk-in closet & a spa-like ensuite with walk-in glass shower & jetted soaker tub. Two more bedrooms & a 4 pc bath complete the upper level. The lower level walk out includes a 31' x 13' rec room with lots of room for exercise equipment or a pool table & custom built-ins that accommodates a huge TV & storage. This level also features a built-in wet bar with wine fridge, a 4 pc bath, a 4th bedroom & a 10' x 9' computer room with lots of room for multiple desks. The oversized windows provide lots of natural light & direct access to a large level private treed yard with a poured patio & access to a back lane providing extra privacy + access for trash removal/pickup. Many



updated features include the windows, shingles, kitchen, bathrooms, & water tank. Good sized double attached garage with a driveway to accommodate extra vehicles plus lots of street parking. This home overlooks a treed green space & is around the corner from a wooded ravine system with extensive walking paths. The nearby Tuscany Club features a clubhouse, tennis courts, a splash park & ice rink. Close to shopping, restaurants & with easy access to the New Ring Road system & the LRT.

Built in 1995

### Essential Information

MLS® #	A2230042
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,129
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	16 Tuscany Hills Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1Z8

### Amenities

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

## Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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