

# \$769,900 - 141 Tuscany Meadows Close, Calgary

MLS® #A2210031

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,782 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

**\*\* Open House Saturday April 12 1 - 3 pm \*\***

Thoughtfully updated and ideally located in sought-after Tuscany, this fully finished detached home offers over 2,500 sqft of versatile living space, 4 bedrooms, and 3.5 bathrooms. The main level impresses with an open-concept layout, renovated kitchen, stylish new LVP flooring, and a bright living/dining area that flows to the private backyard—complete with mature trees and a quiet deck retreat. Upstairs, a bonus room with fireplace and mountain views sets the scene, while the spacious primary suite includes a walk-in closet and 4-pc ensuite. Two additional bedrooms and another full bath complete the upper level. The finished basement adds a large flex room, fourth bedroom, and 3-pc bath—perfect for guests, teens, or a home office. Additional highlights include air conditioning, a new roof, hot water tank, and updated bathrooms. With a double attached garage and access to Tuscany's parks, schools, transit, and the residents-only clubhouse, this home offers a complete package for modern family living.

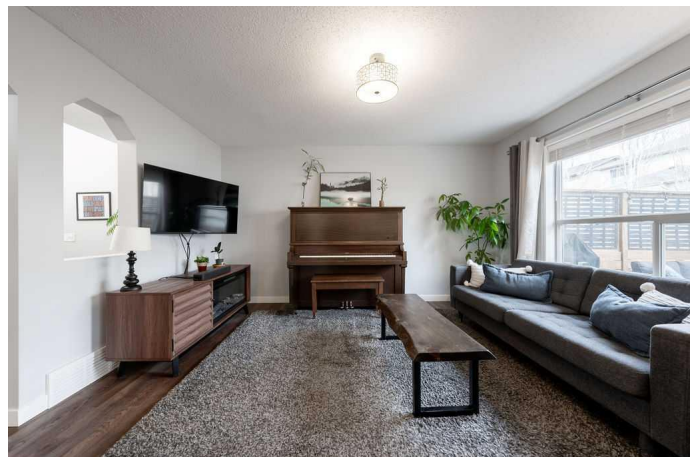
Built in 2001

## Essential Information

MLS® # A2210031

Price \$769,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,782       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 141 Tuscany Meadows Close |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L 2M9                   |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Park, Party Room, Picnic Area, Playground, Racquet Courts |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached                                    |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wood Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Convection Oven                                        |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                                |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Treed, Views |
| Roof              | Asphalt Shingle                                                                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |
| HOA Fees       | 293              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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