

\$775,000 - 140 Tuscany Hills Close Nw, Calgary

MLS® #A2213133

\$775,000

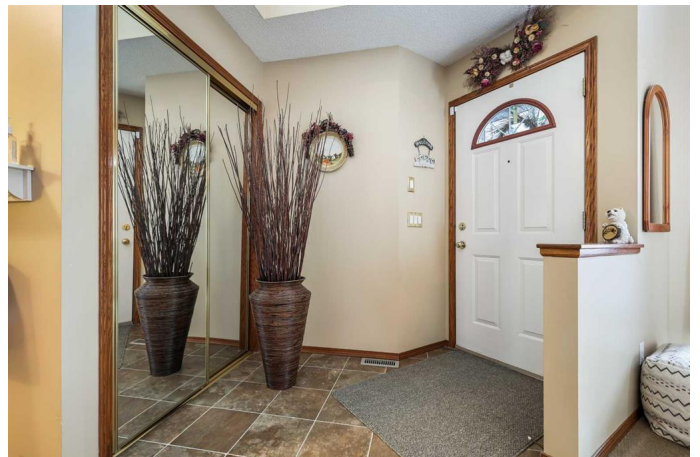
4 Bedroom, 4.00 Bathroom, 1,932 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully cared-for detached home, nestled in the heart of the family-friendly community of Tuscany. Boasting incredible curb appeal and a long list of recent upgrades, this home is move-in ready and perfect for growing families. The main level features a bright and spacious living room with fireplace and a cozy family room—ideal for both entertaining and everyday living. The well-appointed kitchen includes a central island, sleek stainless steel appliances, and convenient access to the stunning backyard—perfect for summer barbecues or morning coffee. Upstairs, youâ€™™ll find a generous primary bedroom complete with a walk-in closet and private ensuite, as well as two additional bedrooms and a full 4-piece bathroom. The fully developed lower level offers a massive recreation room, a fourth bedroom with a walk-in closet—great for guests or a home office—and plenty of extra space for hobbies or play. Additional features include a double attached garage, all new windows and window coverings (2022), a newly built front and back deck (2023), a dog run addition, and a new hot water tank (2022). Recent updates also include a new dishwasher and gemstone exterior lighting. Located within walking distance to several public and Catholic schools, as well as parks and playgrounds, this home offers unbeatable convenience for families.

Donâ€™™t miss your opportunity to own this



exceptional home in one of NW Calgary's
most desirable communities!

Built in 1998

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213133 |
| Price | \$775,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,932 |
| Acres | 0.10 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 140 Tuscan Hills Close Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2E6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

| | |
|-----------------|------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Dog Run, Garden, Lighting, Private Yard |
| Lot Description | Back Yard, Dog Run Fenced In, Landscaped, Level, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 10 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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