# \$829,000 - 157 Tuscany Meadows Close Nw, Calgary

MLS® #A2192537

## \$829,000

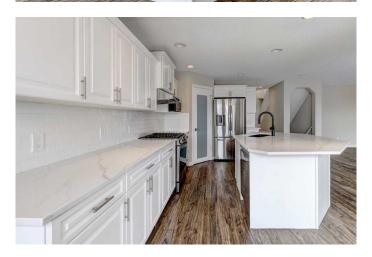
5 Bedroom, 4.00 Bathroom, 1,925 sqft Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome home to this charming, FULLY DEVELOPED 5-BEDROOM (4 upstairs), 3.5-bathroom detached home in the highly desirable community of TUSCANY. With over 2,700 square feet of DEVELOPED living space and a double attached garage, this home offers both comfort and convenience. The main level features an OPEN FLOOR PLAN with large windows that fill the space with NATURAL LIGHT. The cozy living room, complete with a gas fireplace, is perfect for relaxing by the fire enjoying your morning coffee. The main level also includes a SPACIOUS OFFICE off the front entrance and a modern kitchen with traditional white cabinets providing a clean & bright space as well as a LARGE CENTER ISLAND WITH GRANITE COUNTERTOPS, and upgraded stainless steel appliances. The extended dining area off the kitchen is ideal for entertaining, and the adjacent sun-soaked, SOUTH FACING patio offers VIEWS OF THE ROCKY MOUNTAINS. The upper level boasts FOUR LARGE bedrooms, including a master suite with a walk-in closet and 4-piece en-suite, as well as three additional well-sized bedrooms and a 4-piece bath. The WALKOUT BASEMENT features a FIFTH LARGE BEDROOM, a three-piece bathroom, storage, a built-in bar area, a large family room, and plenty of space for a GAMES ROOM. The fully fenced backyard features a covered porch below the deck and well-kept landscaping, perfect for outdoor gatherings. The home is







ideally located ON A QUIET STREET within walking distance of schools, shopping, The Tuscany Club, and bus stops. With easy access to Stoney Trail, Crowchild Trail, and the Trans-Canada Highway this location can't be beat. Make sure and book your showing today. Photos are virtually staged.

#### Built in 2002

### **Essential Information**

MLS® # A2192537 Price \$829,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,925 Acres 0.09 Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 157 Tuscany Meadows Close Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2M9

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, Open Floorplan,

Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s),

Microwave, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed February 19th, 2025

Days on Market 46

Zoning R-CG

HOA Fees 298

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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