

# \$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 Tuscan 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 Tuscan 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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