



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**253 TUSCANY ESTATES Rise, Calgary T3L 0B3**

MLS®#: **A2124512**

Area: **Tuscany**

Listing Date: **04/26/24**

List Price: **\$1,348,000**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **600 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,967**

Low Sqft:

Ttl Sqft: **2,967**

DOM

**23**

Layout

Beds: **5 (4 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space, Street Lighting, See Remarks**

Park Feat: **Additional Parking, Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central, Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Mixed, See Remarks, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**  
Water Source:  
Fnd/Bsmt: **Perimeter Wall, Poured Concrete, See Remarks**

Kitchen Appl: **Built-In Gas Range, Central Air Conditioner, Convection Oven, Dishwasher, Double Oven, Dryer, Warming Drawer, Washer/Dryer, Window Coverings**  
Int Feat: **Built-in Features, Ceiling Fan(s), Chandelier**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 14`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 10`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>19`9" x 14`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>9`8" x 6`1"</b>
<b>Den</b>	<b>Main</b>	<b>10`11" x 10`2"</b>	<b>Mud Room</b>	<b>Main</b>	<b>11`7" x 7`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`11"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>19`0" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 11`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 11`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`11" x 11`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 10`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`8" x 6`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`0" x 9`4"</b>

4pc Bathroom	Second	8`3" x 7`1"	Media Room	Second	20`7" x 12`4"
Family Room	Lower	21`5" x 12`6"	Other	Lower	10`10" x 8`1"
4pc Bathroom	Lower	10`6" x 4`11"	Bedroom	Lower	14`3" x 9`3"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	0610329
Remarks	

Pub Rmks:	<p><b>Hugh reduction in Price \$ 50,000!! This sought-after floorplan from Landmark Homes is located in the very popular Tuscany Estates. Built in 2009, this open-concept, two-storey home boasts over 3,000 sq ft of living space plus a finished walkout basement as well as a three-car garage. Acrylic stucco and unique black metal clad windows add to the visual appeal of the home. Entry into the home reveals a brightly-lit open concept with 10' knock-down ceilings and hardwood flooring. The main entry flows past the den with French Doors and also a formal dining room into the large living room with a gas fireplace. Continuing around the main floor reveals a beautifully appointed kitchen, complete with a large island, granite countertops and ample cabinetry, including two wine racks. Storage is not an issue with the number of custom kitchen cabinets and drawers. To complete the kitchen there are double convection wall ovens with a warming drawer, a six burner gas range with hood fan, stainless steel oversized refrigerator and dishwasher. Adjacent to the kitchen is the enclosed walk-through pantry/mudroom complete with five built-in lockers for storage and a full height wall mounted shoe rack, making this room a must-have for any busy family. Next, access the upper level via the open-riser staircase into the large bonus room with an entire wall of built-in cabinetry. The four bedrooms are smartly laid out, complimented by a very functional laundry room and bathroom. To complete the upper floor is the open concept master ensuite which reveals double vanity sinks, matching cabinets, granite countertops, an oversized glass shower, separate tub and a walk-in closet with a custom cabinet with drawers and cubbies. The fully finished walk-out basement comprises of a huge open area with 108" home theatre screen and projector. A wet bar complete with a compact dishwasher and two bar sized refrigerators, compliments an open entertainment area with a second gas fireplace. Completing the finished basement is a fifth bedroom and fourth bathroom,. The large utility room doubles as an excellent space for more household storage. Outdoor amenities include a large vinyl surface upper deck with glass railing and a stairway leading down to the covered, exposed aggregate surface patio. Enjoy the relaxation of the 8'x8' hot tub in privacy. Exterior speakers, two storage sheds. This family home is backing onto a green space with a pathway that leads to the playground within sight of the house.</b></p>
Inclusions:	<b>HOT TUB</b>
Property Listed By:	<b>G.M. Bain Real Estate Services Ltd.</b>

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123























