



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 TUSCANY GLEN Place, Calgary T3L 2Z4**

MLS®#: **A2134831**

Area: **Tuscany**

Listing Date: **05/24/24**

List Price: **\$1,200,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **5,468 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,509**  
Low Sqft:  
Ttl Sqft: **2,509**

DOM

**32**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Lawn,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Breakfast Bar,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 10`8"	Kitchen	Main	12`5" x 12`6"
Nook	Main	8`10" x 15`5"	Family Room	Lower	19`4" x 15`5"
Bedroom - Primary	Upper	14`10" x 13`11"	Bedroom	Upper	12`6" x 9`5"
Bedroom	Upper	10`3" x 10`1"	Bedroom	Lower	11`6" x 9`11"
Bedroom	Lower	10`6" x 10`0"	Bonus Room	Upper	16`7" x 14`4"
Laundry	Upper	9`6" x 7`10"	Game Room	Lower	11`9" x 8`3"
Office	Main	11`0" x 9`11"	2pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom  
5pc Ensuite bath

Upper  
Upper

0`0" x 0`0"  
0`0" x 0`0"

4pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0413479**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to this fantastic 5 bed, 3.5 bath abode, boasting comfort and style where every detail has been carefully considered to provide the ultimate living experience. Upon entering, you'll be delighted by the welcoming and thoughtfully designed layout. The heart of the home, the kitchen, is a chef's dream. It features a central island with breakfast bar seating, ideal for casual meals or socializing while cooking. High-end stainless steel appliances, including a gas range stove, make meal preparation a joy. The walk-through pantry ensures you have plenty of storage space and easy access to kitchen essentials, streamlining your culinary adventures. Adjacent to the kitchen, the eating nook is a bright and airy space with large windows that flood the area with natural light. It opens onto a sprawling back deck, which is partially covered and includes stairs leading to the backyard. This seamless indoor-outdoor connection makes it easy to enjoy meals while taking in the beautiful surroundings. The living room is a cozy yet spacious retreat, featuring a fireplace that adds warmth and ambiance. Large windows allow for an abundance of natural light, creating a bright and welcoming atmosphere. The open layout connects the living room to the kitchen and dining area, making it perfect for entertaining and family gatherings. A great sized office space and 2pc powder room complete this main level. Ascending to the upper level, the primary bedroom is a luxurious escape. Spacious and filled with light from the south-facing windows, it offers a serene retreat at the end of the day. The 5-piece ensuite bathroom is a spa-like haven, complete with a dual vanity, soaking tub, and standalone shower. The great-sized walk-in closet, equipped with built-ins, provides ample storage and organization. Conveniently located on the upper level, the laundry room featuring a sink and shelving for added convenience and organization. Two additional bedrooms and a 4pc bathroom complete this upper level! The basement is an entertainer's dream. It boasts an incredible bar space with a drink fridge, dishwasher, and microwave, as well as built-in shelving and raised breakfast bar seating. This open area flows into the family room, which has direct access to the impressive patio space and backyard. Fully fenced and featuring mature trees, it backs onto a serene walking path and green space, offering both privacy and a connection to nature. The fire pit area is perfect for cozy evenings under the stars, while the expansive patio provides ample space for outdoor entertaining. Additionally, the basement includes two bedrooms and a 4-piece bathroom, making it a perfect space for guests or extended family. Additional updates include a brand-new hot water tank and a new roof. This home seamlessly combines elegance, comfort, and functionality. Where every detail has been designed with your needs in mind. Pride of ownership is seen throughout!**

Inclusions:  
Property Listed By:

**Refrigerator (downstairs), Bar fridge, Microwave (downstairs), Garage Heater, Bar stools in basement, Hot Tub  
First Place Realty**

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













