



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 TUSCANY ESTATES Close, Calgary T3L 0B5**

MLS®#: **A2136650**      Area: **Tuscany**      Listing **05/31/24**      List Price: **\$1,030,000**  
 Status: **Pending**      County: **Calgary**      Date:      Change: **-\$20k, 24-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **5,263 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,361**  
 Low Sqft:  
 Ttl Sqft: **2,361**

DOM

**28**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Landscaped,Underground Sprinklers,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Stucco**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room                     | Level        | Dimensions             | Room                    | Level        | Dimensions            |
|--------------------------|--------------|------------------------|-------------------------|--------------|-----------------------|
| <b>Living Room</b>       | <b>Main</b>  | <b>16`4" x 16`5"</b>   | <b>Kitchen</b>          | <b>Main</b>  | <b>13`3" x 14`3"</b>  |
| <b>Nook</b>              | <b>Main</b>  | <b>10`11" x 9`3"</b>   | <b>Family Room</b>      | <b>Lower</b> | <b>17`9" x 13`0"</b>  |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>13`10" x 12`11"</b> | <b>Bedroom</b>          | <b>Upper</b> | <b>11`6" x 10`3"</b>  |
| <b>Bedroom</b>           | <b>Upper</b> | <b>12`0" x 9`5"</b>    | <b>Bedroom</b>          | <b>Lower</b> | <b>13`10" x 9`11"</b> |
| <b>Bonus Room</b>        | <b>Upper</b> | <b>21`4" x 12`11"</b>  | <b>Office</b>           | <b>Main</b>  | <b>9`5" x 11`9"</b>   |
| <b>2pc Bathroom</b>      | <b>Main</b>  |                        | <b>3pc Bathroom</b>     | <b>Lower</b> |                       |
| <b>4pc Bathroom</b>      | <b>Upper</b> |                        | <b>5pc Ensuite bath</b> | <b>Upper</b> |                       |

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-C1**

**0614724**

Remarks

Pub Rmks: **Welcome to this exquisite estate home offering an exceptional living experience, perfectly blending spacious interiors with beautiful outdoor spaces. From the moment you step inside, you'll be captivated by the thoughtful design and high-end finishes that define this remarkable residence. Upon entering, you are greeted by a welcoming foyer that leads to a well-appointed office, positioned off the front entrance, ensuring privacy and convenience. The heart of this home is the kitchen, featuring an island with granite countertops, a corner pantry, and stainless steel appliances including a brand new oven. The island provides ample space for meal preparation, while the corner pantry offers abundant storage. From the kitchen, step into the bright eating nook, which grants access to the extended back deck. This deck, with its steps leading down to the lush backyard, is perfect for outdoor dining and entertaining. The fully fenced backyard features underground sprinklers, ensuring hassle free lawn care. A garden shed provides additional storage, while mature trees offer shade and privacy. Moving back inside, the living room exudes warmth and sophistication, centered around a fireplace with a stone surround and a wooden mantle. A large window overlooks the back deck, flooding the space with natural light and offering picturesque views of the backyard. This room is an inviting space to relax and unwind with family and friends. Completing this level is a 2pc powder room and main floor laundry. Upstairs, the estate continues to impress with a versatile bonus room featuring a vaulted ceiling, providing a spacious and airy feel. The primary bedroom is a luxurious retreat, complete with a walk-in closet with built-ins and a lavish 5-piece ensuite. This spa-like bathroom includes dual vanities, a standalone shower, and a soaking tub, offering a perfect sanctuary for relaxation. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement expands the living space and includes a wet bar with a sink and drink refrigerator, ideal for entertaining. The sizable family room provides plenty of space for a home gym and includes access to a substantial storage room. An additional bedroom and a 3-piece bathroom offer flexibility for guests or extended family. This beautiful estate home in Tuscany is a harmonious blend of luxury, comfort, and functionality. Walking distance to Tuscany Elementary and St. Basil School! Don't miss the opportunity to make this your forever home! Pride of ownership is seen throughout.**

Inclusions: **Microwave in basement (as is) Bar fridge in basement (as-is), Refrigerator & freezer in basement, Curtain Rods, TV mounts (x2), TV's (x2), Shelving in garage is negotiable**

Property Listed By: **First Place Realty**

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











