



THE
A-TEAM

**RE/MAX
FIRST**

66 TUSCANY HILLS Point, Calgary T3L 2C7

MLS®#: **A2144785**

Area: **Tuscany**

Listing Date: **07/03/24**

List Price: **\$840,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 01-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **6,092 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

DOM

75

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Jetted Tub,Kitchen Island,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 12`11"
Dining Room	Main	19`11" x 12`6"
Laundry	Main	7`5" x 5`11"
Bedroom - Primary	Second	17`11" x 16`5"
Bedroom	Second	11`11" x 10`7"
4pc Ensuite bath	Second	
Family Room	Basement	15`10" x 13`1"

Room	Level	Dimensions
Breakfast Nook	Main	16`9" x 14`11"
Bedroom	Main	10`7" x 8`11"
2pc Bathroom	Main	
Bedroom	Second	11`11" x 10`6"
4pc Bathroom	Second	
Bedroom	Basement	14`6" x 12`4"
Den	Basement	12`10" x 12`2"

3pc Bathroom

Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9611542

Remarks

Pub Rmks:

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to this fantastic 5-bed detached family home on a MASSIVE 6,000+ SQ FT PIE LOT in a quiet cul-de-sac in Tuscany. It boasts a HUGE WEST-FACING BACKYARD that backs onto green space and walking paths leading to the picturesque ravine. The large entryway features high ceilings and seamlessly leads into the spacious, bright front dining room w/ a bay window. A well-appointed kitchen includes all the essential appliances, a corner pantry, a central island w/ a granite countertop and bar seating, and a dual-basin sink w/ a backyard view. Adjacent is a cozy breakfast nook w/ easy access to the rear deck and backyard. The living room features a gas fireplace surrounded by rustic stone tile and built-ins and a large window that fills the space w/ natural light. Completing the main floor is a sizeable main-floor office, which can easily be converted into a bedroom, a convenient 2pc powder room, and a laundry room that doubles as a mudroom w/ access to the attached double garage. Upstairs, an expansive primary bedroom has ample room for full-sized furniture, abundant natural light from a large window, and a 4pc ensuite w/ a jetted soaker tub, a stand-up shower, and a walk-in closet. Two generously sized bedrooms w/ walk-in closets and large windows, along w/ a main 4pc bathroom, complete the upper floor. Downstairs, a fully developed basement offers a versatile living area, an additional bedroom, a storage room, and a full 3pc bathroom, providing ample space for guests or a growing family. Outside, the large deck off the kitchen extends the living space outdoors, perfect for entertaining. The massive pie-shaped backyard is 50% larger than most lots in the area and backs directly onto walking pathways that connect to an extensive pathway system. Tuscany is an ideal family community with several schools offering public, French immersion, and Catholic education options. Nearby shopping includes Crowfoot Crossing, featuring numerous retail options and restaurants such as The Cactus Club, The Keg, and Joey Crowfoot. The Tuscany Club, green spaces, pathways, and the nearby Tuscany CTrain station enhance this community's convenience and quality of life. Additionally, proximity to Stoney Trail Ring Road makes it easy to get around Calgary and provides quick access to the mountains for weekend getaways.

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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











