



THE
A-TEAM

**RE/MAX
FIRST**

146 TUSCANY SUMMIT Heath, Calgary T3L 0B9

MLS®#: **A2152244**

Area: **Tuscany**

Listing Date: **07/25/24**

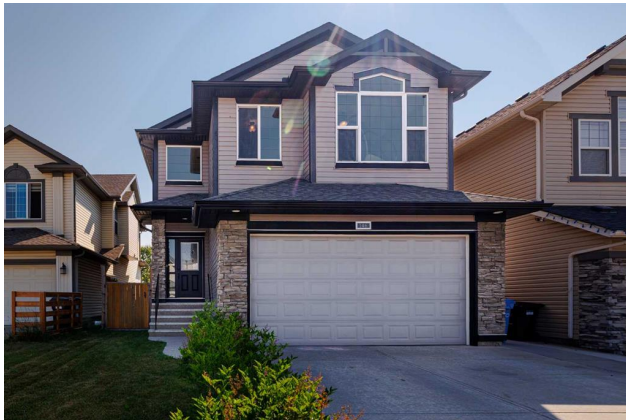
List Price: **\$874,900**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **4,025 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,407**

Low Sqft:

Ttl Sqft: **2,407**

DOM

53

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`3" x 14`4"
Kitchen	Main	12`8" x 10`10"
Family Room	Lower	18`5" x 14`4"
Bedroom	Lower	9`11" x 9`1"
Bedroom	Upper	12`7" x 12`2"
Den	Upper	11`0" x 7`9"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	11`8" x 10`3"
Nook	Main	10`11" x 9`5"
Bedroom - Primary	Upper	12`7" x 11`11"
Bedroom	Upper	12`1" x 9`10"
Laundry	Main	10`11" x 5`11"
Den	Upper	14`5" x 10`11"
4pc Bathroom	Upper	0`0" x 0`0"

4pc Bathroom

Lower

0`0" x 0`0"

5pc Ensuite bath
Legal/Tax/Financial

Upper

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0614543

Zoning:
R-C1N

Remarks

Pub Rmks:

Welcome to this lovely 4 bed, 3.5 bath abode backing onto the ravine, surrounded by mature privacy trees! This charming property boasts an open concept floor plan, allowing for a natural flow from one space to the next. The heart of this home is undoubtedly the kitchen with its raised breakfast bar seating, ceiling-height cabinetry, and gleaming granite countertops. This space is both functional and beautiful, designed for those who love to cook and entertain. The kitchen opens into the living area, where large windows flood the space with natural light, and a triple-sided stone-facing fireplace serves as a striking focal point. Adjacent to the kitchen is the charming eating nook, a perfect spot for casual meals. This area offers direct access to the back deck, where privacy glass on either end ensures a secluded and intimate outdoor dining experience. The backyard is truly a private oasis, fully fenced and featuring large privacy trees that create a serene and secluded environment. The property backs onto a picturesque ravine where deer and moose are often spotted, offering tranquil views and a natural backdrop that changes with the seasons. A fire pit is perfect for evening gatherings, where you can enjoy the company of friends and family. A great dining room, 2pc powder room and main floor laundry complete this floor. Moving to the upper level, the primary suite is a sanctuary of luxury and comfort. It features an upper-level den that can be customized into a home gym or an extra closet area, allowing you to tailor the suite to your personal preferences. The 5-piece ensuite, includes a skylight that bathes the room in natural light. This spa-like bathroom features a standalone shower, a jetted soaking tub for ultimate relaxation, and a dual vanity that adds a touch of elegance. Additionally, there is space that offers potential for a home office or an additional seating area, providing flexibility to suit your lifestyle needs. Two great sized bedrooms and a 4pc bathroom complete this upper level. Moving to the lower level, this floor is designed for both comfort and entertainment. It includes a bedroom and a 3-piece bathroom, making it an ideal space for guests or larger families. The large family room and recreation room offer ample space for various activities and provide access to the lower-level patio and backyard, ensuring that outdoor enjoyment is just a step away. The basement also features a fireplace with a stone surround and a wooden mantle, adding warmth and character to the space. For those who love to entertain, the wet bar with breakfast bar seating is a standout feature, making this area perfect for hosting parties and gatherings. Additional features include air conditioning, stamped concrete pathway along the side of the house, furnace equipped with a HEPA filter and a gas heater in the garage! Close to walking paths, schools and all amenities! With quick access to Crowchild trail and the train station, this abode is waiting to welcome you home!

Inclusions:
Property Listed By:

**Wall Oven,
RE/MAX First**

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