



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**74 TUSCANY VISTA Road, Calgary T3L 3B3**

MLS®#: **A2161523**

Area: **Tuscany**

Listing Date: **09/05/24**

List Price: **\$819,900**

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: **3,907 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,058**  
Low Sqft:  
Ttl Sqft: **2,058**

DOM

**13**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Playground,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 13`9"
Dining Room	Main	7`10" x 10`5"
2pc Bathroom	Main	5`0" x 5`0"
Bedroom - Primary	Upper	16`10" x 12`0"
Bedroom	Upper	12`6" x 10`5"
Bedroom	Upper	12`1" x 10`5"
Game Room	Basement	15`6" x 23`9"

Room	Level	Dimensions
Family Room	Main	15`9" x 14`8"
Kitchen	Main	15`5" x 11`4"
Laundry	Main	8`4" x 5`8"
4pc Ensuite bath	Upper	9`3" x 12`5"
Loft	Upper	12`6" x 16`5"
4pc Bathroom	Upper	5`0" x 8`5"
Bedroom	Basement	6`11" x 10`8"

Furnace/Utility Room  
Other

Basement  
Basement

4`11" x 10`6"  
10`11" x 9`6"

2pc Bathroom

Basement

8`0" x 5`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0413246**

Zoning:  
**R-C1N**

Remarks

Pub Rmks:

**\*\*OPEN HOUSE SATURDAY SEPTEMBER 21 FROM 1:00-3:00\*\* This is the first time on the market for this original-owner home in the coveted community of Tuscany. This well maintained home features 3 living areas, 2 dens, 4 bedrooms, 2 full bathrooms and 2 half bathrooms with over 3,000 square feet of space. Positioned across from a playground / park and featuring a walkout basement, this home is perfect for a growing family or multi-generational living. The main level features a front den / flex space that is perfect for a home office or children's play space. The open concept main living area has a central kitchen with maple cabinetry and quartz countertops that includes a large island with additional seating. A walkthrough pantry and mudroom lead from the kitchen to the double attached garage, providing added convenience for everyday living. The kitchen has a comfortable dining space that has direct access to the new balcony that overlooks the backyard. The stunning living area features an open-to-above design with two-tiered windows, a 3 way fireplace and endless natural light. Rich mahogany hardwood flooring flows throughout the entire main level and the stairs leading to the second level. Open wooden spindle railings allow for the natural light to cascade throughout the home all day. A front bonus space provides the perfect space for a TV room and overlooks the park across the street. The primary bedroom overlooks the backyard and is complete with a large walk-in closet and a private ensuite that includes a corner soaker tub and walk-in shower. Two more generous-sized bedrooms and a full bathroom complete the second level. The walkout basement provides endless options with a bedroom, bathroom (rough-in for shower in place), den and large 15' x 24' recreation room with large windows and patio door access to the backyard. This property truly does offer it all - pride of ownership throughout, space for a growing family and a walkout basement - all while being directly across from a park and with easy access to the countless amenities of Tuscany as well as schools and quick access to major roads.**

Inclusions:  
Property Listed By:

**Garden Shed, Garage studio/Workshop, Tv Brackets, Tree in living room  
Charles**

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













