



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 TUSCANY MEADOWS Drive, Calgary T3L 2T2**

MLS®#: **A2162848** Area: **Tuscany** Listing **09/06/24** List Price: **\$729,500**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2002** Abv Sqft: **1,637**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,939 sqft** Ttl Sqft: **1,637**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Fruit Trees/Shrub(s),Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Hardwood,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Fire Pit** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Laminate Counters,No Animal Home,Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 12`7"	Dining Room	Main	10`11" x 7`3"
Kitchen	Main	15`0" x 11`7"	Laundry	Main	7`6" x 7`4"
2pc Bathroom	Main	7`0" x 5`1"	Bonus Room	Second	13`11" x 13`8"
Bedroom - Primary	Second	13`10" x 11`11"	4pc Ensuite bath	Second	0`11" x 7`2"
Bedroom	Second	12`10" x 12`8"	Bedroom	Second	9`8" x 9`8"
4pc Bathroom	Second	7`9" x 4`11"	Game Room	Lower	13`8" x 27`10"
Bedroom	Lower	13`8" x 8`6"	3pc Bathroom	Lower	9`0" x 5`9"

Title: **Fee Simple**  
 Legal Desc: **0212265**

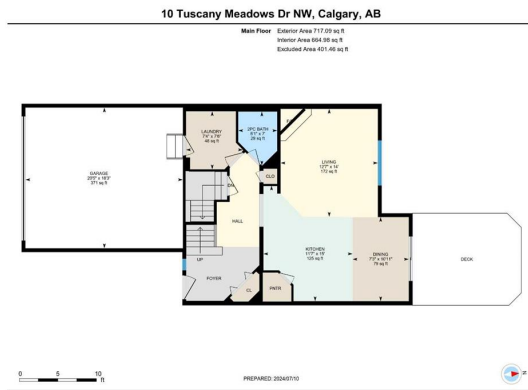
Zoning: **R-C1N**

Remarks

Pub Rmks: **\*\*\*Reduced\*\*\*Discover 10 Tuscany Meadows Drive NW; a fully developed + updated family home with a private backyard oasis in one of Northwest Calgary's favorite communities. Here are 5 things we love about this property (and we're sure you will too): 1. A CONVENIENT AND FAMILY ORIENTED NEIGHBOURHOOD: Tuscany is a very popular community located in Calgary's Northwest. Residents enjoy a true sense of community along with a multitude of amenities including the Tuscany Club with playground, gym, splash park and skating rink, close-by shopping, neighbourhood pub, walking/biking paths, natural ravine, off-leash dog park and three schools in the community. Commuting DT or to the mountains is a breeze with easy access to Crowchild and Stoney Trails and the Tuscany LRT station. 2. A MODERN AND FUNCTIONAL FLOORPLAN: With 3 + 1 bedrooms, 3.5 bathrooms, oversize bonus room and developed basement, this is a full-size home! The open concept great room is exactly what you've been hoping for. The living room easily accommodates your furnishings and is accented with a cozy corner fireplace. The updated kitchen is truly the heart of this home with a large island, breakfast bar, upgraded appliance package (including new fridge, stove and dishwasher) and corner pantry along with adjacent generous sized dining nook. A nice-size foyer, powder room and laundry/mud room complete the main floor. Upstairs, an XL bonus room offers vaulted ceilings and views to COP (in the winter months) while offering good separation from the bedrooms. Down the hall, the primary bedroom accommodates your furnishings with 4-piece ensuite and custom-built walk-in closet. Two other very well-proportioned bedrooms share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room, 3-piece bathroom, 4th bedroom and ample storage. 3. THAT BACKYARD: Just in time for summer your private backyard oasis features cherry and apple trees + trees from neighbours on all sides, providing additional privacy. The large composite deck offers a gazebo with new sunshade canvas along with an adjacent custom built sun room containing an 8-person J-480 hot tub with views of the built-in stone firepit. 4. ALL THE EXTRAS: This home has been beautifully maintained and updated over the years and is looking for its next owner. Upgrades include: New hot water tank (2019), shingles (2016), premium fencing (2023), the driveway has been widened, all faucets replaced in the home, LED lightbulbs and a fresh coat of paint throughout. There is also no carpet in the house with gorgeous hardwood flooring + tiles on the main and upper floors and LVP in the basement. 5. LOCATION IN THE COMMUNITY: Situated in prime Tuscany proper you are walking distance to both elementary, middle and Catholic schools along with the Tuscany Shopping Centre, numerous parks, playgrounds, pathways and the ravine.**

Inclusions: **Hot Tub**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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















10 Tuscany Meadows Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 600.73 sq ft  
Interior Area 859.12 sq ft



0 1 2 3 4 5 6 ft

PREPARED 2024/11/10

While regions are excluded from this floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

