



THE
A-TEAM

**RE/MAX
FIRST**

60 TUSCANY GLEN Park, Calgary T3L 2Z3

MLS®#: **A2165922** Area: **Tuscany** Listing Date: **09/15/24** List Price: **\$985,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **2,424**
Lot Information Low Sqft:
 Lot Sz Ar: **6,038 sqft** Ttl Sqft: **2,424**
 Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Landscaped,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,High Ceilings,No Smoking Home,Quartz Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	14`1" x 9`5"
Kitchen	Main	12`1" x 17`3"	Living Room	Main	14`10" x 15`11"
Office	Main	9`11" x 12`2"	Sunroom/Solarium	Main	13`3" x 9`6"
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`11" x 12`6"	Bedroom	Upper	9`11" x 9`11"
Family Room	Upper	14`2" x 18`3"	Bedroom - Primary	Upper	15`5" x 15`11"
3pc Bathroom	Lower	0`0" x 0`0"	Bedroom	Lower	9`5" x 16`4"

Den Lower 8`10" x 14`10" Game Room Lower 17`1" x 20`5"
 Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1
 Legal Desc: 0413479

Remarks

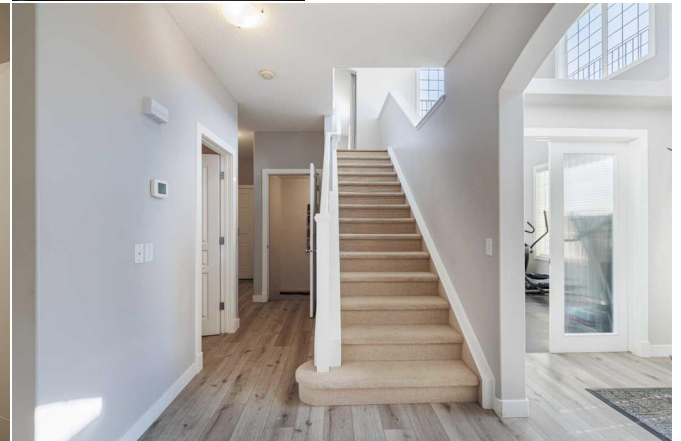
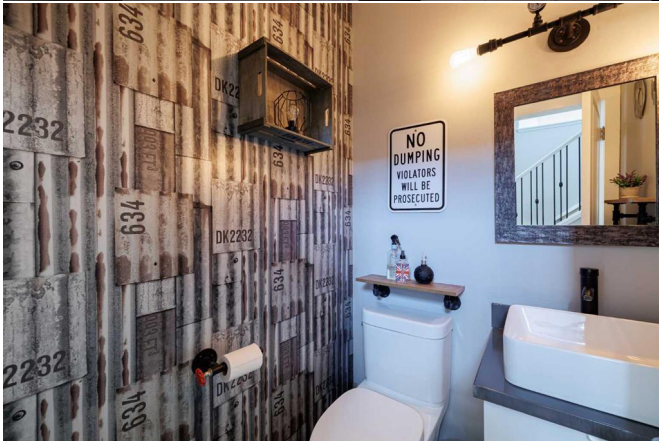
Pub Rmks: **This charming estate home, nestled in one of the most sought-after communities, radiates elegance, modern flare and tranquility. Spanning over a generous corner lot, the property boasts lush landscaping that blends seamlessly with its nearby green spaces. You do not want to miss the gorgeous, private and captivating 3 season room off the back of the house - a perfect sanctuary for those who appreciate outdoor living in comfort. The neighborhood is renowned for its manicured streets, mature trees, and proximity to parks, nature trails, ravines, the Bow river and a quick commute to downtown for the work week or the weekend warriors to the mountains!! Upon entering the home, you're greeted by a spacious open foyer, a front office that glances across at one of Tuscany's many ravines, illuminated by natural light streaming through south facing large windows and one of the highest grades of wide luxury vinyl plank floors lead you through most of this amazing home. The grand living room features high ceilings, a sophisticated fireplace, and an expansive layout perfect for both intimate family gatherings and entertaining. The modern kitchen is expansive and equipped with stainless steel appliances, quartz countertops, silgranit sink, tons of cabinetry, storage options and seamlessly leads into a sun-filled oversized breakfast nook. Beyond the 3 season room, a picturesque backyard awaits including a series of decks, privacy screens, a pergola covered patio, a secluded fire pit area and still tons of space for other family activities! Ascending to the second floor of this home are three generously-sized bedrooms, each offering privacy and one with views of the Rocky Mountains. The primary suite is a luxurious retreat, with a tray ceiling complete with a walk-in closet with built ins, en-suite bathroom featuring dual vanities, a soaking tub, a walk-in shower, and an adorable makeup counter. The two additional bedrooms are well-appointed, offering plenty of space and comfort for family members or guests. Completing the upstairs is a private feeling bonus room with vaulted ceilings that offers an addition place to do life or could easily be converted to a 4th upper bedroom! The fully finished basement provides a fourth bedroom, bathroom, a large open family room, media room, wrap around bar and a huge storage room! The roof has hidden vents and is ready for your future solar panel install. This estate home is not only a home but a lifestyle, offering the perfect blend of luxury, comfort, and connection to nature, all within one of the most desirable communities. With excellent schools, local amenities, and easy access to shopping and dining, it's a rare find for those seeking both tranquility and convenience.**

Inclusions: **Hot tub (as is), gym flooring, TV with mount in outdoor space, TV mount x4, Stove (as is)**
 Property Listed By: **RE/MAX First**

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

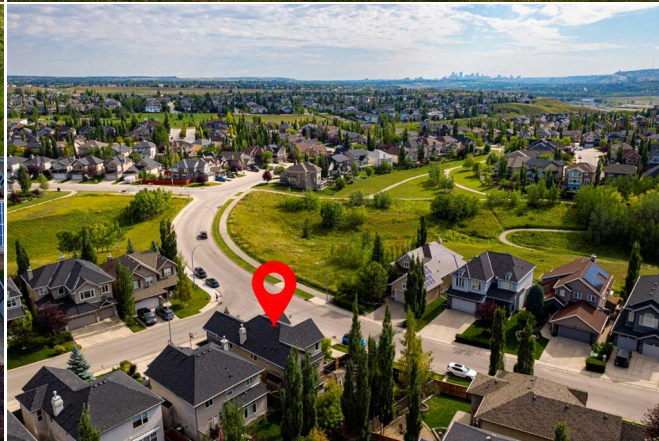












60 Tuscany Glen Park NW, Calgary, AB

Main Building Total Exterior Area Above Grade 2424.41 sq ft



Main Floor
Exterior Area 1181.14 sq ft

Basement Floor
Exterior Area 1243.27 sq ft

Basement Below Grade
Exterior Area 1019.90 sq ft



Notes: All areas are included from total floor area in (G)USE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PROJECT: 222422014
BIGUIDE