



THE A-TEAM

RE/MAX FIRST

221 TUSCANY ESTATES Rise, Calgary T3L0B3

MLS@#: A2185614 Area: Tuscany Listing 01/06/25 List Price: \$1,449,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2006
Lot Sz Ar: 5,683 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 2,803
Low Sqft:
Ttl Sqft: 2,803

DOM

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

Parking

Ttl Park: 5
Garage Sz: 3

Access:
Lot Feat: Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,Landscaped,Underground Sprinklers,Private,Rectangular Lot
Park Feat: Aggregate,Garage Door Opener,Heated Garage,Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor,Forced Air,Natural Gas
Sewer:
Ext Feat: BBQ gas line,Other
Construction: Stone,Stucco,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood,Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator
Int Feat: Beamed Ceilings,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Recessed Lighting,Separate Entrance,Steam Room,Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Family Room, Kitchen, etc. with their respective levels and dimensions.

**Game Room**

**Basement**

**27`5" x 18`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**0610329**

Remarks

Pub Rmks:

**Welcome to another Albi masterpiece where exceptional craftsmanship & thoughtful design blend seamlessly to create this stunning 5-bedroom, 2-story walkout with triple car garage. Nestled in a prime location, the home overlooks a serene green space with direct access to Tuscany Estates Park & the extensive pathway system- ideal for families & outdoor enthusiasts. The fully finished & heated triple car garage is a standout feature with epoxy flooring, built-in cabinetry & storage, custom garage doors + room for your lift! With over 4,000 sq ft of living space, this home offers an ideal mix of traditional & modern finishes, perfectly suited for the discerning buyer. Inside, the home impresses with its chef's kitchen, featuring timeless finishes with rich maple wood & fine details adding sophistication & warmth to the heart of the home. The space includes granite countertops, custom stone backsplash, & high-end appliances incl. a 6-burner Viking gas stove w/impressive hood fan, KitchenAid refrigerator, a built-in convection oven with warming drawer, Bosch dishwasher + a built-in Miele coffee system. The large island with eating bar is perfect for prepping and hosts a custom wine cabinet. The main floor is a spacious open-concept layout with hardwood & tile flooring, 9 ft. ceiling & features: a private front entry, a versatile flex room with coffered ceiling (ideal as a sitting room, formal dining, or home office), a captivating living room w/built-ins, fireplace & large windows framing the serene location, an exquisite dining area, media centre, stunning open-riser staircase, well-designed mudroom with large pantry, lockers & fridge and a powder room. Upstairs, the primary retreat is a sanctuary featuring a vaulted ceiling, space for all your furnishings, a spa-like ensuite w/oversized steam shower (rain head & body jets), dual sinks, make-up vanity & a custom walk-in closet. The 2 addt'l bedrooms are generously sized each with walk-in closets & access to the a Jack & Jill bathroom. For extra convenience, the owners moved the laundry to the upper floor & added smart storage. The bright walk-out level will impress showcasing: luxury Vinyl plank flooring, in-slab floor heating (boiler system), a spacious rec/family room to relax & entertain, access to your patio & hot tub, 2 bedrooms, one of which was originally a laundry/hobby room & is now the ultimate home gym, a 4-piece bath & a full storage room. The meticulously landscaped south facing yard features \$100K in professional landscaping with irrigation, custom shed, a raised paving stone patio, & stairs leading from the deck to the patio-perfect for summer. Other notable highlights of this exquisite home include; custom built-ins, cabinetry, flooring, ceiling & feature walls, 2 central ac units, a large driveway & more. With direct access to nature, an unbeatable location, walking distance to schools & transit, & a level of quality that speaks to pride of ownership-truly a rare find. Book a private showing today!**

Inclusions:  
Property Listed By:

**TV Mounts, Built-In Coffee Machine, Freezer in mudroom (as is - currently not working- in Mud Room), Hot Tub  
RE/MAX Real Estate (Mountain View)**

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













