



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19 TUSCANY MEADOWS Heights, Calgary T3L 2L2**

MLS®#: **A2187203**

Area: **Tuscany**

Listing Date: **01/16/25**

List Price: **\$750,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,818**  
Low Sqft:  
Ttl Sqft: **1,818**

Lot Information

Lot Sz Ar: **4,165 sqft**  
Lot Shape:

DOM

**6**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Garden,Landscaped**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`7" x 18`0"
Dining Room	Main	10`6" x 8`3"
Laundry	Main	9`0" x 5`10"
Den	Basement	10`4" x 9`3"
Furnace/Utility Room	Basement	13`5" x 10`8"
Bedroom - Primary	Upper	12`2" x 14`1"
Bedroom	Upper	9`1" x 11`1"

Room	Level	Dimensions
Kitchen	Main	10`6" x 9`9"
Foyer	Main	6`10" x 8`9"
Game Room	Basement	13`3" x 17`6"
Bedroom	Basement	10`4" x 7`11"
Walk-In Closet	Upper	6`11" x 6`5"
Bedroom	Upper	12`6" x 10`4"
Bedroom	Upper	18`1" x 14`0"

2pc Bathroom  
4pc Bathroom

Main  
Upper

4pc Ensuite bath  
3pc Bathroom  
Legal/Tax/Financial

Upper  
Basement

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**0012144**

Remarks

Pub Rmks:

**Finally!...We know it's not easy finding a MOVE-IN-READY | BRAND NEW ROOF | 4 BEDROOM UP | 3 FULL BATH | 1800+ sq/ft 2 STOREY with a FINISHED BASEMENT | A BIG BACKYARD | HEATED DOUBLE ATTACHED GARAGE | On a NICE STREET at an AFFORDABLE PRICE in the HIGHLY SOUGHT after community of TUSCANY... But hopefully this beautiful NEW LISTING will help one more family create a happy life. Gorgeously renovated home with a south-facing backyard, 4 above grade and 5 TOTAL BEDROOMS + a stylish design. Outstandingly located within this family-oriented community within walking distance to schools, the Tuscany market (Sobey's, Starbucks and a variety of other shops, restaurants and services) as well as the always popular residents only Tuscany Club boasting a spray park, skate park, ice rink, tennis courts, clubhouse with year-round activities and much more. Then come home to a quiet sanctuary that is completely updated making it a move-in ready retreat for any busy family. Open to above the foyer grants a lasting first impression. A neutral colour pallet and stylish new flooring adorn the wide open floor plan. Sit back and relax in front of the gas fireplace in the inviting living room while oversized windows showcase backyard views. Clear sightlines into the dining room are perfect for entertaining. Stunningly renovated, the kitchen features stainless steel appliances, a gas stove, a plethora of crisp white cabinets, timeless subway tile, a pantry for extra storage and a centre island with breakfast bar seating. Conveniently completing this level is a handy powder room and a separate laundry room. The primary bedroom on the upper level is a calming oasis complete with a large walk-in closet and a private ensuite. 3 additional bedrooms are also on this level + another 4-piece main bathroom. Gather around the fireplace in the finished basement and reconnect over movies and games nights. A bedroom + a large den provide ample space for guests, hobbies, work and play with the added benefit of another 4 piece bathroom including a jetted soaker tub on this level. Soak up the sunny south exposure in the large, fully fenced backyard, Enjoy summer barbeques and lazy weekends unwinding on the expansive deck with built-in seating or on the lower patio (which includes ROUGH-IN for HOT TUB) while kids and pets play in the grassy yard. There are also raised garden beds for vegetables or flowers and a huge shed to store away seasonal items. The young and vibrant community of Tuscany is home to 4 schools, an off-leash dog park, Lynx Ridge Golf Course, 12 mile coulee natural area, the LRT station and numerous amenities, parks and playgrounds throughout the neighbourhood. When you do need to leave there is quick and easy access to Stoney and Crowchild Trails. This newly renovated and immaculate home in a phenomenal location has it all!**

Inclusions:  
Property Listed By:

**None**  
**LPT Realty ULC**

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













