



THE
A-TEAM

**RE/MAX
FIRST**

67 TUSCANY HILLS Point, Calgary T3L 2C7

MLS®#: **A2191320**

Area: **Tuscany**

Listing Date: **01/30/25**

List Price: **\$965,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**
Lot Information
Lot Sz Ar: **10,936 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,403**
Low Sqft:
Ttl Sqft: **2,403**

DOM

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,Pie Shaped Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	52`3" x 32`0"
Living Room	Main	57`2" x 74`5"
2pc Bathroom	Main	16`2" x 16`2"
Bedroom - Primary	Upper	69`9" x 53`10"
Bedroom	Upper	33`11" x 49`3"
5pc Ensuite bath	Upper	37`2" x 36`4"
Bedroom	Lower	46`9" x 37`6"

Room	Level	Dimensions
Dining Room	Main	52`3" x 33`11"
Office	Main	35`3" x 39`4"
Laundry	Main	33`1" x 27`8"
Bedroom	Upper	33`8" x 58`3"
Family Room	Upper	58`3" x 40`9"
4pc Bathroom	Upper	25`2" x 29`3"
Game Room	Lower	104`5" x 70`10"

Furnace/Utility Room

Lower

42`8" x 41`10"

4pc Bathroom

Lower

30`11" x 30`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9611542

Zoning:

R-CG

Remarks

Pub Rmks:

Discover this exceptional family home nestled on a quiet cul-de-sac and on one of the largest pie-shaped lots in all of Tuscany. Boasting 4 spacious bedrooms, 3.5 bathrooms, and a walk-out basement, this home offers the perfect blend of elegance and functionality. The main floor features rich hardwood floors and a bright open floor plan with windows that span the entire back of the home. The custom kitchen offers quartz countertops, a centre island, and a walk-through pantry. The sunny dining area showcases backyard views with wrap-around cabinets for loads of storage, plus direct access to the deck. In the great room, a corner gas fireplace is the cozy focal point, and the open layout allows your gatherings to flow comfortably throughout the main level. Upstairs, the massive primary bedroom offers a walk-in closet and a spa-like ensuite. Two additional large bedrooms, both with walk-in closets, a 4pc bath, and a bonus room complete the upper level. The fully developed basement with in floor heating, includes a large bedroom, full bath, custom wet bar, and ample storage, making it ideal for entertaining. The enormous, pie-shaped lot is fully fenced and provides direct access to pathways which back onto the scenic 12 Mile Coulee ravine system. Enjoy the convenience of being within walking distance to schools, shopping, and dining. The Tuscany Club offers a range of amenities, including an ice rink, splash park, and racquet courts. With quick access to Stoney Trail and Crowchild Trail, commuting and weekend mountain getaways are a breeze. This home is perfect for families seeking a vibrant yet serene lifestyle in one of Calgary's most desirable communities and is TRULY A MUST SEE!!

Inclusions:

Property Listed By:

Storage Shed and Play Structure

Royal LePage Benchmark

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











