\$799,900 - 16 Tuscany Hills Road Nw, Calgary

MLS® #A2230042

\$799,900

4 Bedroom, 4.00 Bathroom, 2,129 sqft Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Former BayWest show home, original owner, absolutely immaculate, beautifully maintained & substantially renovated. Over 3330 sqft of professionally developed living space including the walk out lower level. A total of 4 bedrooms plus 2 dens & 3 ½ baths. Dramatic vaulted ceilings in the open living room/dining room with lots of natural light & a bump out for a hutch. The updated kitchen features custom white extended height cabinetry, an island, walk-in pantry & an upgraded stainless appliance package + quartz countertops. The eating nook is open to the cozy family room with a gas fireplace & French door access to an oversized deck. The main floor also features a good sized den, 2 pc powder room & a mud room/laundry area. Upstairs the king sized master bedroom is a perfect retreat with a walk-in closet & a spa-like ensuite with walk-in glass shower & jetted soaker tub. Two more bedrooms & a 4 pc bath complete the upper level. The lower level walk out includes a 31'9― x 13' rec room with lots of room for exercise equipment or a pool table & custom built-ins that accommodates a huge TV & storage. This level also features a built-in wet bar with wine fridge, a 4 pc bath, a 4th bedroom & a 10'10― x 9'1― computer room with lots of room for multiple desks. The oversized windows provide lots of natural light & direct access to a large level private treed yard with a poured patio & access to a back lane providing extra privacy + access for trash removal/pickup. Many







updated features include the windows, shingles, kitchen, bathrooms, & water tank. Good sized double attached garage with a driveway to accommodate extra vehicles plus lots of street parking. This home overlooks a treed green space & is around the corner from a wooded ravine system with extensive walking paths. The nearby Tuscany Club features a clubhouse, tennis courts, a splash park & ice rink. Close to shopping, restaurants & with easy access to the New Ring Road system & the LRT.

Built in 1995

Essential Information

MLS® # A2230042 Price \$799,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Year Built

Square Footage 2,129

Acres 0.12

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 16 Tuscany Hills Road Nw

1995

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 1Z8

Amenities

Amenities None

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High

Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In

Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood,

Refrigerator, Window Coverings, Wine Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private,

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning R-CG HOA Fees 293 HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Landan Real Estate

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