

# \$788,000 - 57 Tuscany Meadows Common Nw, Calgary

MLS® #A2195654

**\$788,000**

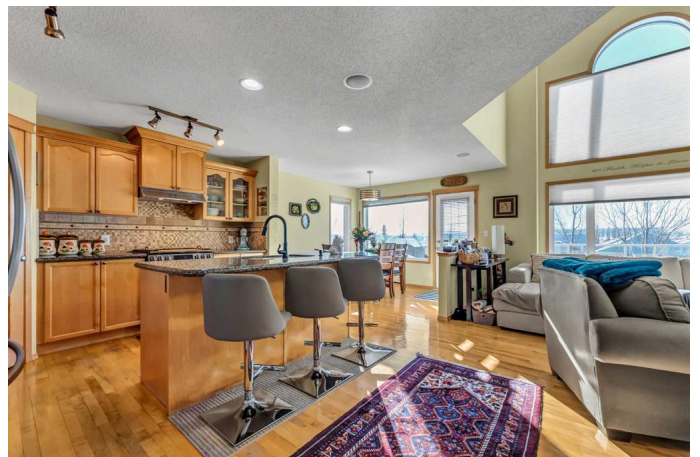
4 Bedroom, 4.00 Bathroom, 1,772 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

You won't find a better location or view than this! This stunning two-story walkout home boasts breathtaking panoramic mountain vistas and backs south onto a serene treed walking path that leads to a ravine, playground, and elementary school. With extensive hardwood flooring, this home is filled with upgrades. The chef's kitchen features stylish maple cabinets (some with glass accents), a pantry, a spacious island, granite countertops, and a travertine backsplash. The grand great room is open to soaring floor-to-ceiling windows that flood the space with natural light while showcasing the incredible views. A convenient den offers the perfect space for a home office or study. The master bedroom features a vaulted ceiling, a walk-in closet, and a luxurious ensuite with a large walk-in shower. The developed walkout basement includes a generous rec room with a built-in entertainment unit, a cozy second gas fireplace, a fourth bedroom, and a convenient three-piece bath. Additional highlights include in-ceiling speakers, a full-width maintenance-free deck, an exposed aggregate patio, and more. This conveniently located home offers easy access to schools, shopping, transit, and various amenities, making it the perfect choice for families and professionals. Enjoy the convenience of nearby parks, restaurants, and services, all just a short walk or drive away. This home is truly a gem!

Built in 2000



## Essential Information

MLS® #	A2195654
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	57 Tuscany Meadows Common Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2L3

## Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, On Street
# of Garages	2

## Interior

Interior Features	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room, Mantle, Tile
Has Basement	Yes

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Landscaped, Rectangular Lot, Backs on to Park/Green Space, Front Yard, Views  
Roof                      Asphalt  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             February 21st, 2025  
Days on Market        67  
Zoning                  R-CG  
HOA Fees               297  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Real Broker

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