

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

MLS® #A2230042

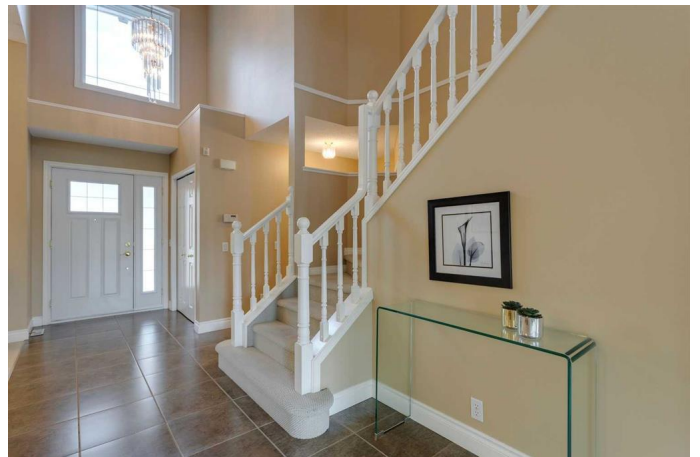
\$799,900

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' 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' x 9' 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
Square Footage	2,129
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Tuscany Hills Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1Z8

Amenities

Amenities	None
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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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Jetted Tub
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	4
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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