

# \$1,199,900 - 2 Tuscany Estates Crescent Nw, Calgary

MLS® #A2244344

**\$1,199,900**

6 Bedroom, 4.00 Bathroom, 2,426 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

Beautiful custom home in Tuscany Estates! Incredible attention to detail in this stunning 6 bedroom home! This is an exceptional home for families seeking room to grow, with room to operate: high ceilings convey elegance, storage and layout for organization, and the custom wet bar and theater/media center invite entertaining. The greenspace backing transforms the backyard into a peaceful private retreat. This impeccably crafted 6-bedroom residence is nestled on a sought-after corner lot, backing directly onto tranquil greenspace featuring multiple sour cherry and apple trees.

Your guests are greeted by an impressive two-story foyer with dramatic high ceilings, alongside real walnut doors and rich millwork that elevate every space. The heart of the home is a spacious open-concept kitchen, fully equipped with a center island, high-end appliances, and a generous pantry. Flow effortlessly into the family room, complete with a fireplace for cozy evenings. The main floor bedroom is ideal for guests or people who prefer less stairs! The basement defines luxury meets leisure featuring a built-in wet bar ideal for hosting, a media center wired for incredible theater experiences and a large gym area with floor to ceiling mirrors, while storage is thoughtfully layered throughout—from large closets to intelligently built-in cabinetry and hidden storage zones.

Step outside to your private deck and patio,



overlooking beautiful greenspaceâ€”your peaceful outdoor retreat. Don't miss this stunning and unique home in Tuscany Estates, just steps from schools, shopping, restaurants and more!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244344    |
| Price          | \$1,199,900 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,426       |
| Acres          | 0.15        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2 Tuscany Estates Crescent Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L 0B2                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Playground  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen |
|-------------------|------------------------------------------------------------------------|

|                 |                                                                                                                                                                          |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wet Bar                                                                                       |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Induction Cooktop |
| Heating         | Forced Air                                                                                                                                                               |
| Cooling         | Central Air                                                                                                                                                              |
| Fireplace       | Yes                                                                                                                                                                      |
| # of Fireplaces | 1                                                                                                                                                                        |
| Fireplaces      | Family Room, Gas                                                                                                                                                         |
| Has Basement    | Yes                                                                                                                                                                      |
| Basement        | Finished, Full                                                                                                                                                           |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                           |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Many Trees |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stucco                                                                                 |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 51              |
| Zoning         | R-CG            |
| HOA Fees       | 307             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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