

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

MLS® #A2230042

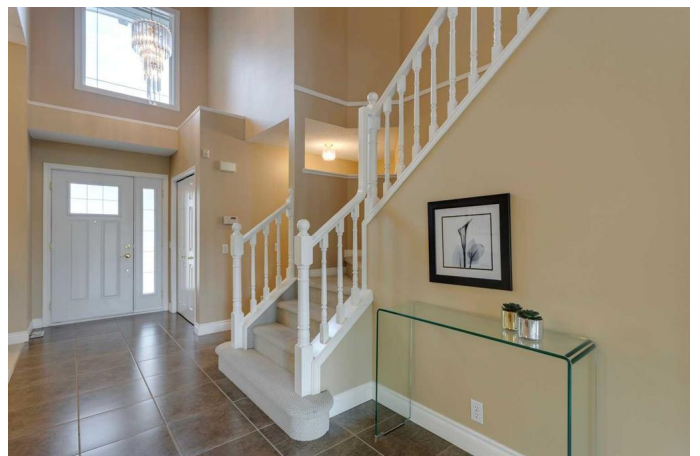
**\$799,900**

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 |
|-----------|------|

|                |                                           |
|----------------|-------------------------------------------|
| 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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