

# \$1,275,000 - 147 Tuscany Glen Park Nw, Calgary

MLS® #A2226530

**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 2,563 sqft

Residential on 0.14 Acres

Tuscany, Calgary, Alberta

Wow! GORGEOUS two storey estate home backing ONTO THE GOLF COURSE club house (so no neighbours behind) with an outdoor SWIMMING POOL and oasis and beautiful WEST MOUNTAIN VIEWS everyday! Easy access to Stoney Trail and Highway 1, schools and shopping. This is the perfect family home with over 3600 sq feet of living space with 3 Bedrooms up and a large BONUS ROOM, plus office on the main floor and a walk-out basement leading you outside to your incredible pool! This open concept home has stunning hardwood floors, BRAND NEW high end carpet throughout, MASSIVE KITCHEN with stunning granite counter tops. Gorgeous LOW MAINTENANCE hardscaped backyard! Separate office space and BONUS entertainment room with built in window bench and VAULTED CEILINGS! 4 bedrooms, 3 and a half baths, 2 having HIS AND HERS SINKS, and the master en suite having a soaker tub and OVERSIZED SHOWER! 2 gas fireplaces to entertain and a bar in the basement. Extra concrete driveway parks 3 cars! This home is elegant in every way. Homes on this street so not last. Dont wait!

Built in 2006

## Essential Information

MLS® # A2226530

Price \$1,275,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,563
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	147 Tuscany Glen Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3E6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views, On Golf Course, Other, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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