

# \$799,900 - 27 Tuscany Meadows Heights Nw, Calgary

MLS® #A2238367

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,936 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Incredible 2 storey in the heart of Tuscany. Easy walk to all the schools, shopping and city transit. Nicely upgraded with one of the more sought after floorplans in the community. The main floor is wide open with soaring 2 storey vaulted ceilings and huge windows. The sunny south facing backyard is private & quaint with tall mature trees & lots of shrubs for incredible privacy. There is a smaller deck that leads down onto a brick patio with a waterfall feature for a backyard that will impress! The kitchen is nice & open with a massive centre island with gleaming granite countertops, dual sinks, breakfast bar and extra storage. The SS appliances are upgraded and newer. Off the kitchen is a large dining room with views and a walkout to your backyard. The living room is as bright & open as you will ever see. A full 2 storey vaulted ceiling with a feature wall that has builtin shelving for your books, pictures and TV. There is also a gas fireplace with builtin niche~ a great feature for those cooler winter days. At the front you will find a large home office that is a great place to work from. Overlooking the street with good sized window. There is a walk through pantry with loads of extra storage and it leads to the main floor laundry room that also has extra shelving and hanging racks for your clothes. The double attached garage is dry walled & insulated and has extra storage space in the attic. Upstairs you will find a luxurious Primary bedroom that has a romantic balcony



overlooking the front street with views of the Rocky Mountains. The Primary is large with plenty of space for any sized bedroom furniture. There are high vaulted ceilings and beautiful extra windows in the Primary as well. The 5 pce ensuite is huge with a walk in closet, stand up shower, a deep jetted tub in the corner plus a double vanity. The two spare bedrooms are a good size each with their own ceiling fans plus they share the main 4 pce bathroom. The fully finished basement has a big rec room great for your home gym and room left over for your entertainment system. There is a big 4th bedroom that also has a climbing wall! There is also a 3 pce bathroom & a good sized storage room under the stairs. In the utility room you will find a builtin sink, a new hot water tank & the original furnace. A must see in Calgarys most popular community.

Built in 2001

### **Essential Information**

MLS® #	A2238367
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,936
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	27 Tuscany Meadows Heights Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2L8

### **Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Recreation Facilities, Outdoor Pool
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Glass Doors
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Back Yard, Landscaped, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	12
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

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