

# \$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 | 8              |
| Zoning         | R-CG           |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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