

# \$765,000 - 112 Tuscany Way Nw, Calgary

MLS® #A2211659

**\$765,000**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this beautiful family home, located in the highly sought-after community of Tuscany, offering 3 bedrooms, 2.5 bathrooms, and a double attached garage. Recent updates enhance both comfort and peace of mind, including a hot water tank, carpets, and Ecobee smart thermostat. FOR ADDED SECURITY, a Ring doorbell camera, camera over the garage, outdoor lights with motion sensors, and a keyless front door lock have been installed.

The main floor is filled with natural light and features a grand entrance, an open and airy floor plan with 9-foot ceilings, and a cozy family room with a gas fireplace. The kitchen is a central gathering space with a centre island and direct access to a spacious deck and PRIVATE BACKYARD BACKING AN ALLEY – perfect for entertaining and enjoying the outdoors. The appliances, including the fridge, stove, microwave and dishwasher were all replaced in 2021. Kitchen countertops and sink faucets were updated in 2023.

Upstairs, you'll find two secondary bedrooms along with a luxurious primary bedroom complete with a large ensuite featuring a soaker tub and a walk-in closet. The spacious basement provides a great opportunity for future development to add even more living space.

This DESIRABLE LOCATION is within walking



distance to elementary and middle schools, a Catholic school, parks, and hiking trails. Nearby amenities include Starbucks, Sobeys, Home Depot, a pharmacy, local healthcare providers, and a dayhome, making daily errands convenient.

The annual HOA fee provides access to the Tuscany Community Association (A SHORT WALK AWAY), which features fantastic amenities such as tennis courts, a splash park, skateboard park, gymnasium, outdoor skating rink, and more.

With quick access to Hwy 1A and Stoney Trail, commuting is easy and weekend getaways are just a short drive away. For those who prefer public transit, a bus stop is conveniently located just a block away.

Enjoy beautiful mountain views, fresh air, and a welcoming, family-friendly neighborhood, filled with young families. This is the perfect place to plant roots and watch your family grow and thrive.

Built in 1997

**Essential Information**

MLS® #	A2211659
Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,694
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
--------	--------

### Community Information

Address	112 Tuscany Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2A4

### Amenities

Amenities	Clubhouse, Fitness Center, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 21st, 2025
Days on Market	5
Zoning	R-CG

HOA Fees	275
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.