

# \$829,000 - 88 Tuscany Meadows Close Nw, Calgary

MLS® #A2209785

**\$829,000**

4 Bedroom, 4.00 Bathroom, 1,761 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Open House 1-4PM, Saturday, April 12, 2025.

Well-Maintained 2 Storey Home in Sought-After Tuscany! Located in the quiet and desirable community of Tuscany, this well-maintained two-storey home offers over 2,500 sq. ft. of developed living space, including a fully finished basement and a south-facing backyard that provides abundant natural light in the kitchen and living areas. The main floor features 17-foot ceilings in the great room, a formal dining room, a spacious mudroom, and a recently updated gourmet kitchen with quartz countertops, stainless steel appliances, a 700 CFM range hood, and upgraded cabinets (2024). Upstairs includes two generously sized secondary bedrooms and a large primary suite with a walk-in closet and a 4-piece ensuite with a jetted tub. The basement is fully finished with a second living area featuring a gas fireplace, a fourth bedroom, and a large games area. Additional features include air conditioning, a wired surround sound system (living room, dining room, and primary bedroom), and round molding throughout the home. Recent updates include a new roof (2018), and new paint and vinyl plank flooring throughout the main floor, second floor, and basement (2023). Conveniently located within walking distance of four schools and situated in a peaceful neighborhood, this home offers both comfort and functionality. Click the 3D for more details!

Built in 2001



## Essential Information

MLS® #	A2209785
Price	\$829,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,761
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	88 Tuscany Meadows Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M9

## Amenities

Amenities	Recreation Facilities
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Insert, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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