\$825,000 - 66 Tuscany Hills Point Nw, Calgary

MLS® #A2198916

\$825,000

4 Bedroom, 4.00 Bathroom, 2,046 sqft Residential on 0.14 Acres

Tuscany, Calgary, Alberta

Open House Sat. April 19 1 to 3 Exceptional Location and Superb Amenities. Nestled in the heart of a serene and quiet cul-de-sac, 66 Tuscany Hills Point offers an exceptional living experience, perfectly suited for families.. This prime supersized lot boasts the convenience of being within walking distance to school and the Community centered Tuscany Club, ensuring that both education and recreation are just a stone's throw away. Additionally, the home is situated on a lovely greenspace just a lot and a half away from the beautiful ravine, providing picturesque views and a natural retreat right at your doorstep.

As you enter the home the generous entryway, boasts high ceilings, creating an immediate sense of space. The ample living and dining room provide the perfect setting for both intimate family moments and larger social gatherings.

As you move deeper into the heart of the home you are welcomed into a bright and open kitchen with an island, intended as a central place for family activities. The informal dining area has patio doors that offer a view of the surrounding park area, enhancing the sense of connectedness to the outdoors. while the spacious family room provides a comfortable space for relaxation.

Comfort and Convenience is key as each

upstairs generously sized bedroom is thoughtfully designed with walk-in closets, offering ample storage and convenience. The large ensuite adds to the comfort of the







Primary Bedroom.

The fully developed basement adds an extra layer of functionality and space, making it ideal for a variety of uses, from a couple of home offices, and a man cave to a play area or entertainment rooms.

Built in 1997

Essential Information

MLS® # A2198916 Price \$825,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,046 Acres 0.14 Year Built 1997

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 66 Tuscany Hills Point Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2C7

Amenities

Amenities Clubhouse, Park, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer **Appliances**

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Has Basement

Fireplaces Gas Yes

Finished, Full Basement

Exterior

Fire Pit Exterior Features

Lot Description Backs on to Park/Green Space, Greenbelt

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation **Poured Concrete**

Additional Information

Date Listed March 6th, 2025

Days on Market 44

Zoning R-CG

HOA Fees 298

HOA Fees Freq. **ANN**

Listing Details

Listing Office CIR Realty

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