

# \$1,199,900 - 207 Tuscany Glen Park Nw, Calgary

MLS® #A2235291

**\$1,199,900**

5 Bedroom, 4.00 Bathroom, 2,577 sqft

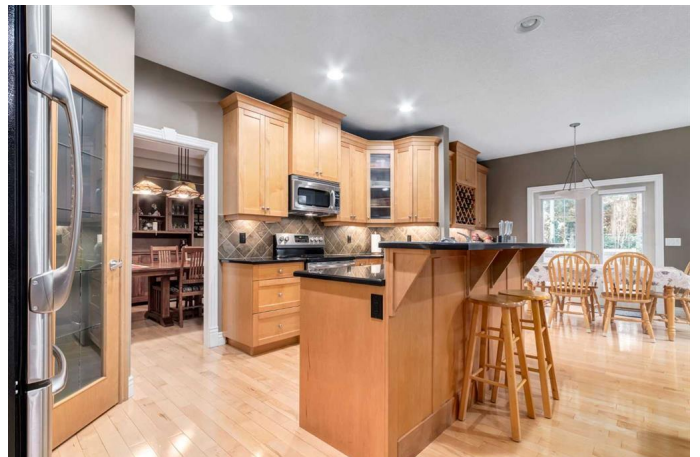
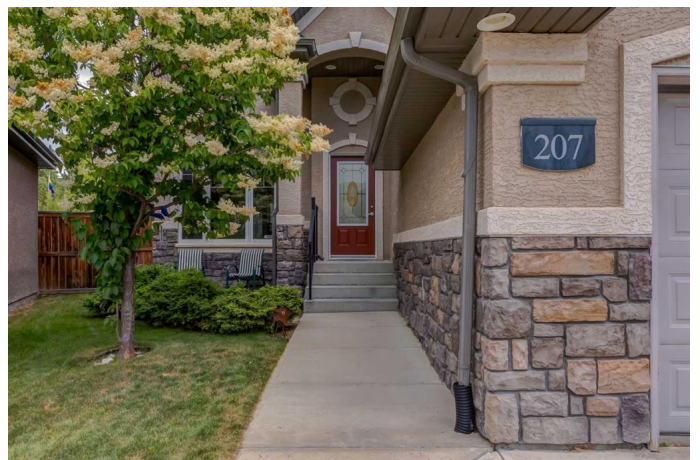
Residential on 0.15 Acres

Tuscany, Calgary, Alberta

5-BEDROOM HOME in amazing and desirable Tuscany Hillside Estates includes all the upgrades of today's affluent homes. Situated on a huge, fully landscaped pie lot in a quiet street, you will not be disappointed and this home ticks off all the boxes. The main floor sprawls with an amazing kitchen with loads of storage, stainless appliances, granite counters and a cozy family feel. Step into the dedicated dining room or the adjacent oversized office with room for a few people to work from home or jump into your dedicated main floor laundry room. The upper floor boasts 4 generous-sized rooms including a primary suite with large walk-in closet and perfect ensuite with double vanity and separate tub and shower. Upper floor also features another full bath and a loft area that can be a play room, 2nd office or another TV area. The lower level is well appointed with a 5th bedroom or gym another full bath and ample room for entertaining or for the kids to run around and play. Central air conditioning, in-floor heat thru the fully developed basement, underground Sprinklers and an oversized professionally Landscaped yard with lots of room to throw the football around. This the perfect family home on one of the nicest streets in Tuscany!!! This one is a must see!!! OPEN HOUSE SUNDAY JULY 6TH 1:00-4:00!!

Built in 2005

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2235291    |
| Price          | \$1,199,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,577       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 207 Tuscany Glen Park Nw |
| Subdivision | Tuscany                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 3E5                  |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Clubhouse, Community Gardens, Park, Party Room, Playground, Racquet Courts |
| Parking Spaces | 4                                                                          |
| Parking        | Double Garage Attached                                                     |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air                                                                                    |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Playground                 |
| Lot Description   | Landscaped, Pie Shaped Lot |
| Roof              | Asphalt                    |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 16              |
| Zoning         | R-CG            |
| HOA Fees       | 307             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.