

# \$769,900 - 114 Tuscany Vista Point Nw, Calgary

MLS® #A2225498

**\$769,900**

3 Bedroom, 4.00 Bathroom, 1,844 sqft

Residential on 0.09 Acres

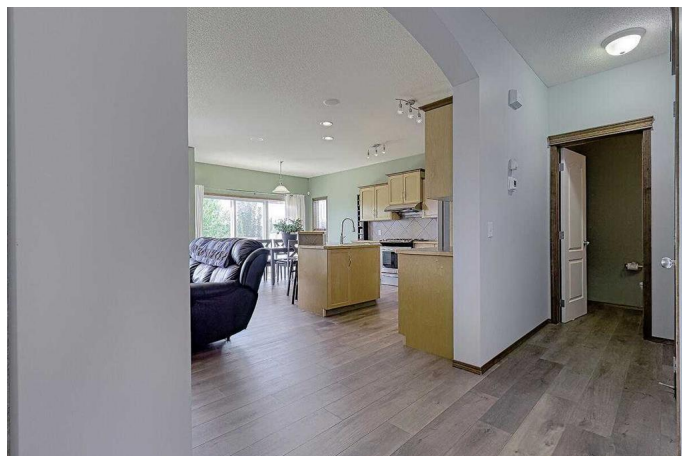
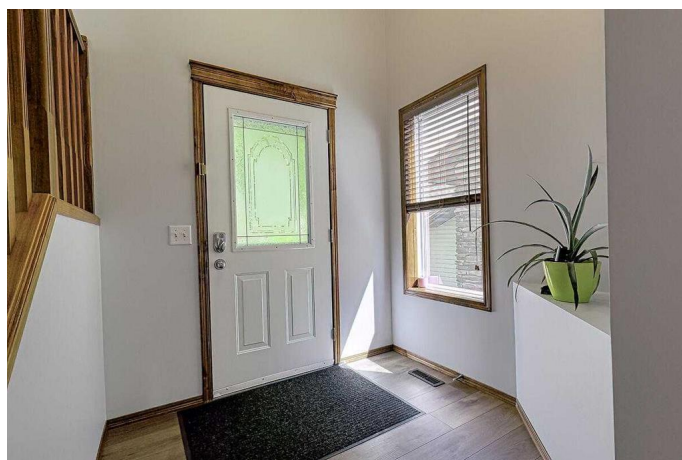
Tuscany, Calgary, Alberta

Beautiful family home, fully developed 2 story backing onto utility right of way with views of mountains and golf course. Schools , Tuscany Club with Pickle Ball , Splash Club and More in the community, this location is a WINNER !! Large rear sunny west facing deck and yard. Family kitchen with all stainless steel appliances including a gas stove and breakfast nook. Main floor family room with gas fireplace and eating nook with bright sliding doors onto rear deck. Main floor laundry. Upstairs has a large bonus room with many windows for natural light. 3 bedrooms, master has a 4pce ensuite with corner soaker tub and separate shower. Lower level has a huge rec room with wet bar and a 3pce bathroom. Recent updates include newer Furnace, Shingles and Vynil Plank flooring. Great home in the community of Tuscany.

Built in 2004

## Essential Information

MLS® #	A2225498
Price	\$769,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.09



Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	114 Tuscany Vista Point Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Views
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	36
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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