

# \$1,060,000 - 164 Tuscany Glen Park Nw, Calgary

MLS® #A2251571

**\$1,060,000**

4 Bedroom, 4.00 Bathroom, 2,778 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Welcome to a spectacular corner-lot estate home in one of Calgary's most sought-after neighborhoods. This beautifully designed two-story residence offers stylish comfort, functional spaces, and standout amenities that cater to every member of the household—including the four-legged ones.

Step through the front door and discover a thoughtfully laid out main floor featuring a bright living room, formal dining area, and a spacious den—perfect for those juggling remote work or tackling creative projects. The kitchen is a chef's dream, equipped with premium finishes and generous workspace. Whether you're cooking for a crowd or making pancakes on a quiet Sunday morning, this kitchen makes meal prep a pleasure.

Upstairs, the central bonus room boasts a vaulted ceiling and serves as a natural gathering space for movie nights or game time. The laundry room is smartly placed on the upper level for convenience. Two well-sized bedrooms share a full bathroom, while the primary bedroom serves as a calm and inviting retreat. Enjoy the luxury of dual walk-in closets, a spacious five-piece ensuite, and scenic views you'll never tire of waking up to.

The fully finished basement adds even more living space with a cozy bedroom, another full bathroom, rec room, and a bonus den ready to



adapt to your needs—be it a home gym, craft studio, or second home office. The versatile layout ensures there’s room for everyone and everything.

Outside, the property continues to impress with a fully landscaped yard and underground sprinkler system to keep your lawn looking sharp. The stand-alone feature? A private hot tub that’s ready to soak away the stress of any day, no reservations required. Summers are made for backyard barbecues and nights under the stars here.

Additional highlights include central air conditioning, built-in speakers throughout the home, and a tankless hot water system for extra efficiency. This home combines modern comforts with timeless design in a quiet, family-friendly setting.

Just a short distance from Tuscany’s community garden, public transit options like the Tuscany Station terminal, and local amenities such as grocery stores and schools—including the nearby high school—this location blends convenience with community living.

Whether you’re looking for space to grow, entertain, or simply relax, this home is the perfect snapshot of comfort and practicality. Don’t miss your chance to explore all it has to offer. Don't miss out! Call today for more information.

Built in 2005

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2251571    |
| Price    | \$1,060,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,778       |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 164 Tuscany Glen Park Nw |
| Subdivision | Tuscany                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 3E6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings, Water Distiller |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Lot Description | Corner Lot, Landscaped, Level, Rectangular Lot, Views |
| Roof            | Asphalt Shingle                                       |
| Construction    | Stucco, Wood Frame                                    |
| Foundation      | Poured Concrete                                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 7                 |
| Zoning         | R-CG              |
| HOA Fees       | 307               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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