\$699,000 - 62 Tuscany Meadows Crescent Nw, Calgary

MLS® #A2215654

\$699,000

4 Bedroom, 4.00 Bathroom, 1,822 sqft Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this EXCELLENT AIR
CONDITIONED, 4-BEDROOM FAMILY HOME
with DOUBLE ATTACHED GARAGE and
FULLY DEVELOPED BASEMENT nestled in
the DESIRABLE COMMUNITY of TUSCANY,
just steps from the RAVINE and PATHWAYS,
you'll enjoy being close to nature. This
thoughtfully designed residence offers over
2300 sq.ft of developed living space the
perfect blend of comfort, style, and
functionality, making it an ideal place to call
home.

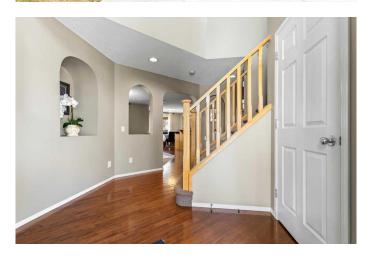
The main floor features an OPEN CONCEPT LAYOUT with a SPACIOUS LIVING ROOM creating a warm and inviting atmosphere. The kitchen boasts a central island with an UPGRADED SINK, STAINLESS STEEL APPLIANCES, a pantry, and AMPLE CUPBOARD SPACE perfect for family gatherings and entertaining.

Upstairs, you'll find a BRIGHT BONUS ROOM complete with a cozy gas fireplace accented with stone, built-in speakers, and VIEWS OF the RAVINE and MOUNTAINS, an ideal spot for relaxing or family movie nights. The primary bedroom is generously sized, featuring a convenient 3-piece ensuite bathroom. Two additional sizable bedrooms and a full 4-piece bathroom provide plenty of space for family and guests.

The FULLY DEVELOPED BASEMENT offers a LARGE RECREATION ROOM, a FOURTH BEDROOM, and a 3-PIECE BATHROOM, perfect for a home gym, playroom, or guest







suite.

Outside, the fully fenced backyard is a private retreat, featuring an irrigation system, concrete patio, DECK FINISHED with DURADECK surface, mature trees, a shed for storage, and a firepitâ€"great for outdoor entertaining and enjoying nature.

Tuscany is a welcoming, established community with excellent schools, parks, playgrounds, pathways, shopping, and more. Its close proximity to the ravine ridge provides

Don't miss this fantastic opportunity to own a move-in-ready family home in one of the most sought-after neighborhoods. Schedule your viewing today!

unparalleled outdoor recreation and scenic

Built in 2003

beauty.

Essential Information

MLS® # A2215654 Price \$699,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,822 Acres 0.10 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 62 Tuscany Meadows Crescent Nw

Subdivision Tuscany
City Calgary
County Calgary

Province Alberta
Postal Code T3L2T9

Amenities

Amenities Other

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Heated Garage

of Garages 2

Interior

Interior Features Kitchen Island, Pantry

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings, Central Air Conditioner,

Garburator, Water Purifier

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Family Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Landscaped, Rectangular Lot, Treed, Level

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 29th, 2025

Days on Market 1

Zoning R-CG HOA Fees 308 HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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