

# \$1,475,000 - 75 Tuscany Glen Park Nw, Calgary

MLS® #A2232446

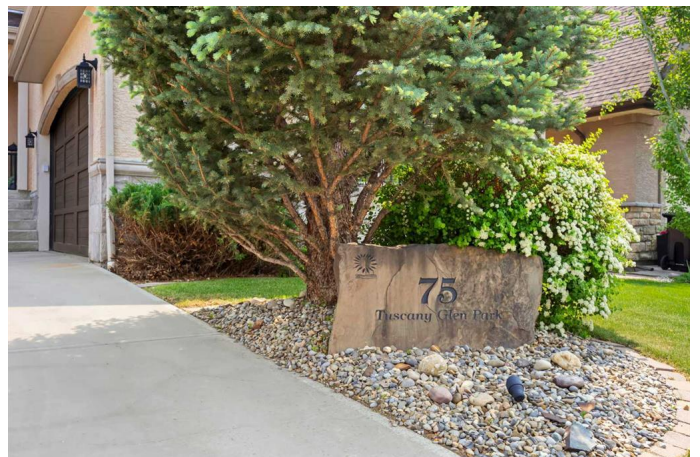
**\$1,475,000**

5 Bedroom, 4.00 Bathroom, 2,660 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

A RARE OFFERING in one of NW Calgary's most desirable communities—don't miss your chance to view this remarkable home. Experience refined estate living in this beautifully upgraded ALBI-BUILT WALKOUT perfectly positioned on a QUIET RAVINE LOT in Tuscany Estates. Backing onto a lush, treed landscape with STUNNING MOUNTAIN and city views, this meticulously maintained home offers over 3,800 sq.ft. of thoughtfully designed living space, combining elegance, functionality, and exceptional privacy. Step inside to a spacious and functional layout designed for family living and entertaining. A spacious front office with custom built in's, a grand living room includes a gas fireplace and expansive windows framing SERENE RAVINE VIEWS with a chef-inspired kitchen featuring granite countertops, UPDATED stainless steel appliances, DOUBLE CONVECTION OVENS, and an extra-large gas cooktop. A CENTRE ISLAND ALONG WITH A PENINSULA ISLAND is perfect for all your culinary needs and family gatherings. A WALK-THROUGH PANTRY with built in storage leads you to the OVERSIZED HEATED DOUBLE GARAGE. The dining room off the kitchen opens to a large SOUTH-FACING deck with 2 gas hookups and DURADECK SURFACE—perfect for summer evenings. Upstairs, you'll find FOUR GENEROUSLY SIZED BEDROOMS, including a LUXURIOUS primary retreat that includes built in's



providing extra storage, VAULTED CEILINGS and a custom walk-in closet. The 5- piece ensuite includes, dual vanities, an OVERSIZED tiled glass shower, STEAM SHOWER and soaker tub. A four-piece bathroom and a laundry room complete the upstairs. The fully developed WALKOUT basement with IN-FLOOR HEATING is an entertainerâ€™s dream, features a wet bar that includes a beverage fridge and microwave. A spacious rec room featuring a cozy fireplace and custom -built inâ€™s is the perfect spot to entertain or curl up for movie night. A 5th bedroom and a 3-piece bathroom make this level ideal for guests. The WALKOUT leads to numerous areas to relax on the lower concrete patio with a GAS FIREPIT in a beautifully landscaped backyard. A major 2018 RENOVATION added numerous built inâ€™s, updated lighting, fresh paint, new carpets, additional hardwood on stairs/den/hall, modernized kitchen fixtures, and garage door. Upgrades since 2018 include: KitchenAid appliances, Bosch dishwasher, Navien tankless hot water heater, Carrier central air conditioning, and Owens Corning shingles. Enjoy evenings around the fire pit, take in the views, and appreciate the WALKABLE LOCATION near schools, Stoney Trail & mountain access, and all amenities Tuscany has to offer. This is a ONE-OF-A-KIND OPPORTUNITY to own a PREMIUM LOT with a home that has EXCEPTIONAL VALUE in the HEART of Tuscany â€“ Donâ€™t miss out.

Built in 2006

### **Essential Information**

MLS® #	A2232446
Price	\$1,475,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,660
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	75 Tuscany Glen Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3E5

### Amenities

Amenities	Game Court Interior, Park, Playground, Racquet Courts, Community Gardens, Recreation Facilities
Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Garage Faces Side, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bookcases, Built-in Features, Central Vacuum, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Built-In Oven, Convection Oven, Double Oven, Garburator, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Views, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 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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