

# \$624,900 - 117 Tuscany Drive Nw, Calgary

MLS® #A2260424

**\$624,900**

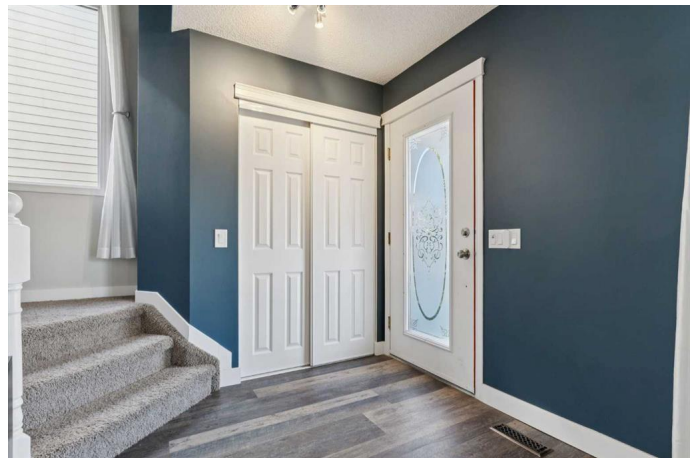
3 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Experience Tuscany living at 117 Tuscany Dr NW, where you will find a fully finished two-story home with a double garage situated in one of the city's most coveted communities. This home has been thoughtfully updated over the past few years, with newer flooring and a focus on outdoor spaces. The luxury vinyl plank flooring has rich, rustic tones running seamlessly throughout, offering a durable and stylish foundation ideal for families with children and pets. The curb appeal is amazing with lots of foliage and the south facing backyard has a covered patio to enjoy the garden and many fruit trees & shrubs. Head inside to find 3 bedrooms up, along with 2.5 baths, providing well-balanced living spaces for comfort and privacy. The heart of the home is a refreshed kitchen featuring stainless steel appliances including a gas stove, granite countertops, and spacious corner pantry. The kitchen island adds both practicality and elegance, complemented by a modern, cohesive design that flows beautifully into the living and dining areas. Every detail has been carefully considered to deliver a space that is as functional as it is inviting. The roof on both the house and the garage were replaced in 2021 so one less thing to worry about.

Location highlights are equally compelling. Within minutes, you can stroll to the LRT, making city access a breeze. The neighborhood is blessed with natural beauty and recreational opportunities, including



ravines, parks, and generous off-leash areas, offering endless possibilities for outdoor enjoyment. Educational facilities are conveniently nearby, with top-rated schools close by, as is the community centre and a variety of shopping options, from everyday essentials to boutique experiences. The area is renowned for its family-friendly vibrancy, well-maintained parks, and a strong sense of community, making this location simply unbeatable.

This home has been lovingly updated to be a long-term haven, ready for you to move in and begin creating memories. It combines modern comforts with timeless charm, all set within a neighborhood that enhances everyday life and lifestyle alike. I invite you to experience the warmth, practicality, and unparalleled potential of 117 Tuscany Dr NW. Schedule a viewing to appreciate this exceptional property and the lifestyle it affords.

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260424    |
| Price          | \$624,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,335       |
| Acres          | 0.08        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                      |
|---------|----------------------|
| Address | 117 Tuscany Drive Nw |
|---------|----------------------|

|             |         |
|-------------|---------|
| Community   | Tuscany |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3L2C3  |

### **Amenities**

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

### **Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows                    |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas, Living Room, Three-Sided                                                                      |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full                                                                                     |

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                       |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                    |
| Foundation        | Poured Concrete                                                                                                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 19                   |
| Zoning         | R-CG                 |
| HOA Fees       | 307                  |
| HOA Fees Freq. | ANN                  |

Listing Details

Listing Office                      CIR Realty

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