

# \$827,900 - 94 Tuscany Vista Road Nw, Calgary

MLS® #A2221573

**\$827,900**

4 Bedroom, 4.00 Bathroom, 2,076 sqft

Residential on 0.09 Acres

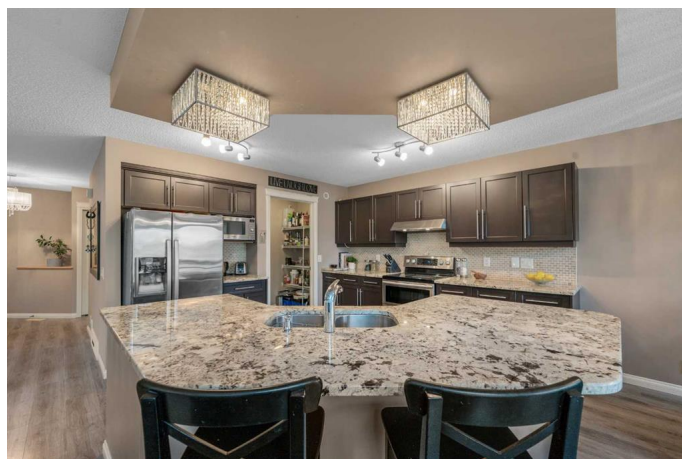
Tuscany, Calgary, Alberta

\*\*\*Open House Sunday, June 8th, 12:00-2:00pm\*\*\* Welcome to 94 Tuscany Vista Road, located on a quiet street near a playground in the family-friendly Tuscany community. This home features an open-concept kitchen with natural stone countertops, stainless steel appliances, and a dining room adjacent to a patio door, allowing ample natural light. The living room, also adjacent to the kitchen, offers 17-foot ceilings and large windows for abundant light. The main floor includes a second living room near the front door, a two-piece bathroom, and a laundry/mud room leading to an insulated two-car garage.

Upstairs, the primary bedroom faces west with vaulted ceilings, an ensuite bathroom featuring dual sinks, upgraded countertops, a soaker tub, a separate shower, and a large walk-in closet. Two additional bedrooms, a four-piece bathroom with a tub, shower, and newer tile flooring, and a loft suitable as an office or family room complete the second floor.

The fully finished walk-out basement includes one bedroom, a four-piece ensuite bathroom with a tiled shower, and a walk-in closet. The backyard, with a large white lilac tree, aspens, and other greenery, provides significant privacy in summer.

Homeowners on Tuscany Vista Road have access to top-rated schools, including St. Basil (K-9), Tuscany School (K-5), and Twelve Mile Coulee School (6-9). Homeowners in Tuscany have access to the Tuscany Club, offering



year-round sports and activities with a gymnasium, multi-purpose rooms, playground, tennis/pickleball courts, skating rink, and skate park.

Built in 2004

### Essential Information

MLS® #	A2221573
Price	\$827,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,076
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	94 Tuscan Vista Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3B3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Recessed Lighting,
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	Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Lawn, Treed, Gentle Sloping
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	30
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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