

\$699,000 - 89 Tuscany Meadows Close Nw, Calgary

MLS® #A2207395

\$699,000

3 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

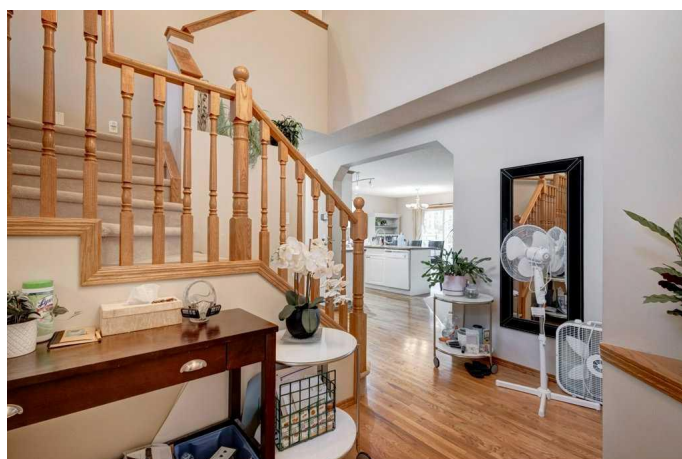
A well-designed 2-storey Willow Park plan by Cardel located on a quiet cul-de-sac in the highly desirable community of Tuscany. This 1,574 sq ft home offers a functional layout with an open floor plan, large windows, and neutral finishes. The main floor features oak hardwood flooring, a spacious island kitchen with a pantry, a dining area, and a living room with a cozy gas fireplace. A main-floor laundry room and a 2-piece bath add to the convenience. Step outside to the large deck, perfect for outdoor entertaining. Upstairs, you'll find a generous bonus room, ideal for a second living space or home office. The primary bedroom includes a 4-piece ensuite with a soaker tub, while two additional bedrooms share a separate 4-piece bath. Backing onto a green belt and just steps from a playground, this home is in a prime location close to schools, parks, pathways, and all the amenities Tuscany has to offer.

Don't miss this fantastic opportunityâ€”schedule your viewing today!

Built in 2001

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2207395 |
| Price | \$699,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |



| | |
|----------------|-------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,574 |
| Acres | 0.09 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 89 Tuscany Meadows Close Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2M8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Clubhouse |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Backs on to Park/Green Space, Landscaped |
| Roof | Asphalt |

| | |
|--------------|-----------------|
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 32 |
| Zoning | R-CG |
| HOA Fees | 297 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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