

# \$769,900 - 114 Tuscany Vista Point Nw, Calgary

MLS® #A2225498

**\$769,900**

3 Bedroom, 4.00 Bathroom, 1,844 sqft

Residential on 0.09 Acres

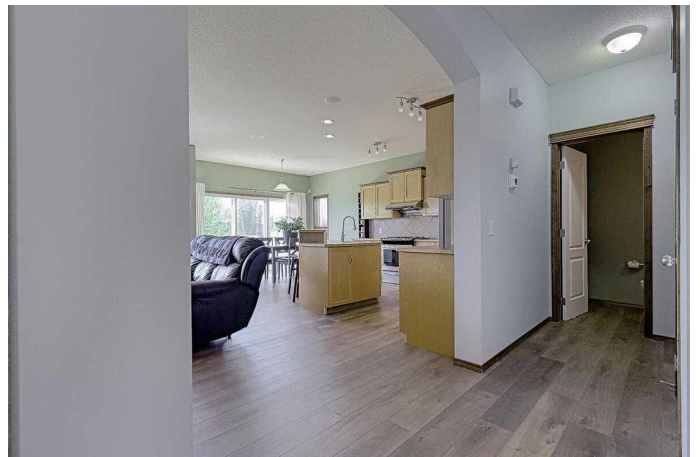
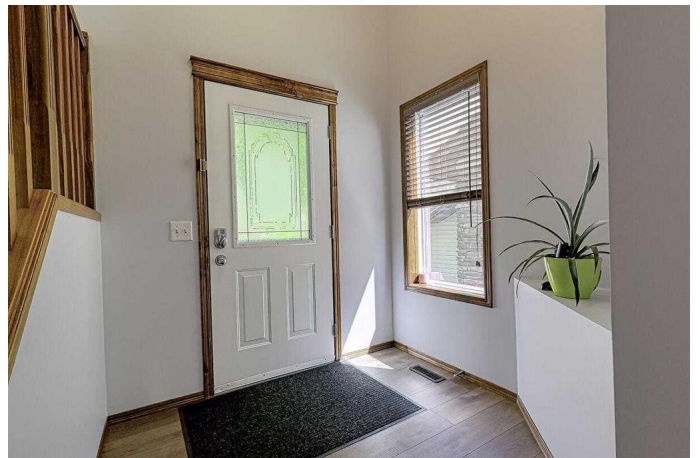
Tuscany, Calgary, Alberta

Beautiful family home, fully developed 2 story backing onto utility right of way with views of mountains and golf course. Large rear sunny west facing deck and yard. Family kitchen with all stainless steel appliances including a gas stove and breakfast nook. Main floor family room with gas fireplace and eating nook with bright sliding doors onto rear deck. Main floor laundry. Upstairs has a large bonus room with many windows for natural light. 3 bedrooms, master has a 4pce ensuite with corner soaker tub and separate shower. Lower level has a huge rec room with wet bar and a 3pce bathroom. Great home in the community of Tuscany.

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225498    |
| Price          | \$769,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,844       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 114 Tuscany Vista Point Nw |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L 3A1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Kitchen Island                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                                 |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Finished, Full                                                                                                              |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | None                                                                  |
| Lot Description   | Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Views |
| Roof              | Asphalt                                                               |
| Construction      | Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |

|                |      |
|----------------|------|
| Zoning         | R-CG |
| HOA Fees       | 307  |
| HOA Fees Freq. | ANN  |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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