

# \$615,000 - 425 Tuscany Drive Nw, Calgary

MLS® #A2231167

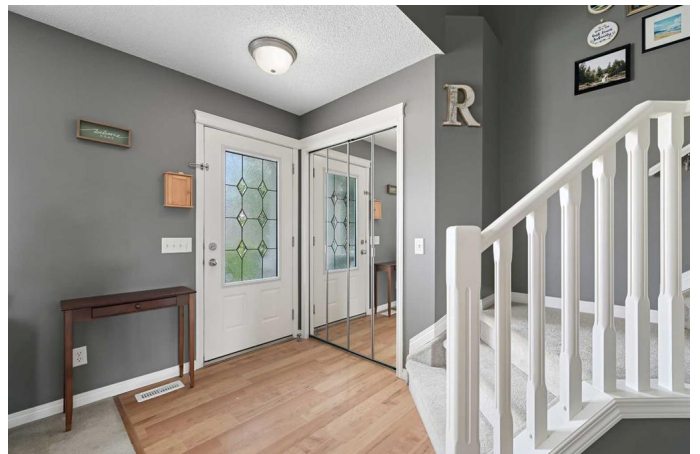
**\$615,000**

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Charming Two-Story Home in the heartland of Tuscany – Perfect for Young Families! This delightful two-story house is located just minutes away from shopping, schools, and the popular Tuscany Club, making it a prime choice for families looking for convenience and community. The MAIN FLOOR features a spacious living area that's both inviting and practical, featuring a cozy three-sided gas fireplace that brings warmth and charm to the room. The adjacent dining nook is bathed in natural light, creating a bright and cheerful space for family meals. The oak island kitchen is both stylish and functional, with a walk-in pantry offering ample storage and workspace for all your culinary creations, gas stove, and a BRAND NEW (2025, with extended warranty) BOSCH DISHWASHER and newer (2024) hood fan. Durable hardwood flooring throughout the dining and kitchen areas offers the perfect balance of elegance and easy maintenance. The UPSTAIRS FLOOR offers a spacious primary bedroom, providing a peaceful retreat, complete with a walk-in closet and a private ensuite bathroom – ensuring parents have their own space to relax and unwind. Two additional well-sized bedrooms are perfect for children or guests, and they share a second full bathroom. A handy linen closet upstairs helps keep everything organized and accessible. The FULLY FINISHED BASEMENT adds valuable living space with a 4th bedroom or bonus room – ideal for a home office, playroom, or extra



guest room. Youâ€™ll also find a convenient laundry room with BRAND NEW (2025, with extended warranty) ELECTROLUX WASHER AND DRYER and a standout feature: a sound-proof rec room, perfect for music lovers or movie nights, offering endless possibilities for entertainment. The south-facing backyard is fully fenced and beautifully landscaped, creating a private outdoor haven for family activities or quiet moments of relaxation. Enjoy the expansive rear deck, perfect for hosting BBQs, family gatherings, or simply enjoying the afternoon sunshine. The detached two-car garage provides secure parking and extra storage, and the recent roof replacement comes with an excellent warranty for peace of mind. Suburban lifestyle and living is calling your name, contact your favorite agent to book your showing.

Built in 2004

**Essential Information**

MLS® #	A2231167
Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	425 Tuscany Drive Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Rear Drive
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting, Dog Run Fenced In, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Veneer
Foundation	Poured Concrete

### Additional Information

Date Listed	June 14th, 2025
Days on Market	29
Zoning	DC
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                  Royal LePage Solutions

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