

# \$764,900 - 114 Tuscany Vista Point Nw, Calgary

MLS® #A2225498

## \$764,900

3 Bedroom, 4.00 Bathroom, 1,844 sqft

Residential on 0.09 Acres

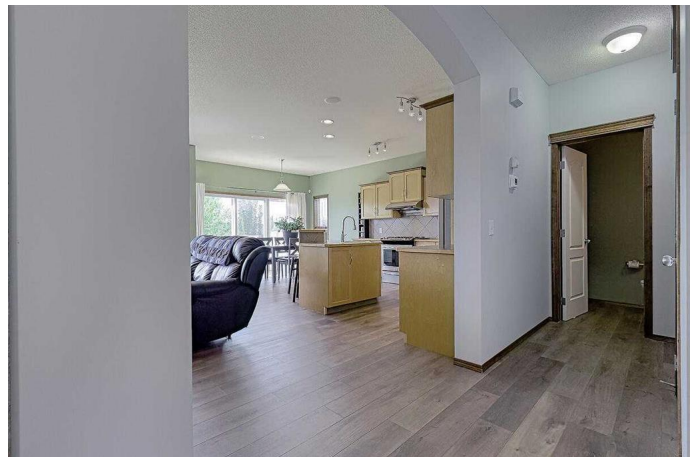
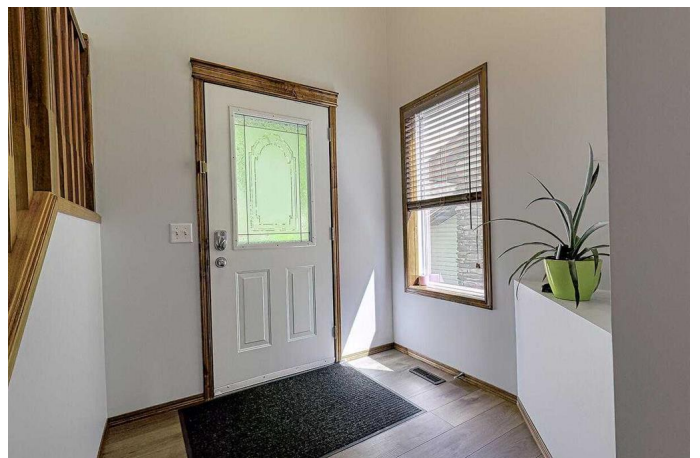
Tuscany, Calgary, Alberta

Beautiful family home, fully developed 2 story backing west with great views of mountains and golf course. Schools , Tuscany Club with Pickle Ball , Splash Club and More in the community, this location is a WINNER !! 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. Recent updates include newer Furnace, Shingles and Vynil Plank flooring. Great home in the community of Tuscany.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2225498  |
| Price          | \$764,900 |
| 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 | 55             |
| Zoning         | R-CG           |
| HOA Fees       | 307            |
| HOA Fees Freq. | ANN            |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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