

# \$774,800 - 33 Tuscany Springs Circle Nw, Calgary

MLS® #A2217259

**\$774,800**

4 Bedroom, 4.00 Bathroom, 1,635 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Rare opportunity in this fully developed home with a walk-out basement, SW-facing yard, & backing to a park/greenspace in desirable Tuscany! Fantastic location just a 10 min walk to LRT station; Close to schools & sports complex; Quiet street! Step in to a bright main floor with newer hardwood flooring. An updated kitchen offers full height espresso cabinetry with crown moulding & lower valance with lights, stainless steel appliances, granite counters, travertine backsplash, a central island with raised stool bar, pull out pantry, and a great dining area. Generous living room with a corner gas fireplace! A private 2-pce main bath plus convenient laundry/mudroom. Upstairs, a beautiful bonus room has a vaulted wood ceiling and built-in surround sound. A large primary bedroom has a ceiling fan, big walk-in closet, and a 4-pce ensuite bathroom with a large separate glass shower, separate soaker tub, slate tile floor, and spacious vanity. Two good sized kids's™ rooms plus a 4-pce bathroom completes the upper level. The fully finished walk-out basement was completed with permits and has an expansive rec room, large 4th bedroom, 3-pce bathroom, and remaining storage. A double attached garage has extensive built-in shelving. Hunter Douglas blinds; NEW hot water tank; new siding in 2017; new shingles in 2017. Pet free home. Step out from the dining room to a huge raised deck with beautiful views of the greenspace and a glass railing. The basement walks-out to a massive covered deck and fully landscaped



SW-facing private yard.

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217259    |
| Price          | \$774,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,635       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 33 Tuscan Springs Circle Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L2K8                      |

### Amenities

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

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                            |

|                 |                                          |
|-----------------|------------------------------------------|
| Heating         | Forced Air                               |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas, Living Room                         |
| Has Basement    | Yes                                      |
| Basement        | Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                         |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Vinyl Siding                                                             |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 13            |
| Zoning         | R-CG          |
| HOA Fees       | 277           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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