# \$1,250,000 - 47 Tuscany Glen Green Nw, Calgary

MLS® #A2219431

#### \$1,250,000

5 Bedroom, 4.00 Bathroom, 2,551 sqft Residential on 0.19 Acres

Tuscany, Calgary, Alberta

Incredible mountain views, an expansive pie-shaped lot, and elegant living spaces define this stunning estate home located across from a serene park in the Estates of Tuscany! From the moment you arrive, you'll notice the impressive curb appeal and thoughtful layout. Stepping inside, you are greeted with vaulted ceilings and beautiful upgrades throughout the home. Just off the front entry is a dedicated home office, ideal for remote work or quiet study. Inside, the heart of the home is the gourmet kitchen featuring quartz countertops, ceiling-height cabinetry, stainless steel appliances, a walk-in pantry, and a large island with breakfast bar seatingâ€"perfect for casual meals and entertaining. The kitchen flows seamlessly into the bright eating nook, which opens directly to the back deck and fully fenced backyard. Mature trees, lush lawn, and plenty of room to roam make this massive pie lot a rare and valuable find. Whether hosting gatherings or simply relaxing, the outdoor space offers privacy and panoramic beauty. Back inside, the living room is warm and welcoming with a fireplace framed by a wooden mantle and tile surround, creating a cozy atmosphere while maintaining an open-concept connection to the kitchen and nook. A custom main floor laundry and mudroom, access to the double oversized garage and a 2 piece powder room complete this main level. Upstairs, discover a beautiful loft featuring amazing mountain views, overlooking the backyardâ€"an ideal bonus





space for family living or a quiet retreat. The primary suite captures stunning mountain views and features a walk-in closet and luxurious 5-piece ensuite complete with a corner soaking tub, standalone shower, double vanity, and private water closet. Two additional bedrooms and a 4-piece bathroom complete the upper level. Descending to the fully finished walkout basement, you are met with a spacious family room with a fireplace and built-ins, a large recreation area, a fourth bedroom, and a 5-piece bathroom with dual vanity. Enjoy direct access to the lower-level patio and backyard, blending indoor and outdoor living. Additional features include solar panels. This home offers timeless style, functional design, and an unbeatable location with park access, steps away from two top rated schools, playgrounds and incredible pathways all while boasting great mountain views. A rare estate opportunity that delivers on space, scenery, and sophistication. Pride of ownership is seen throughout!

### Built in 2003

## **Essential Information**

MLS® #	A2219431
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,551
Acres	0.19
Year Built	2003
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

Address Subdivision City County Province Postal Code	47 Tuscany Glen Green Nw Tuscany Calgary Calgary Alberta T3L 2V9	
Amenities		
Amenities Parking Spaces Parking # of Garages	Clubhouse, Park, Picnic Area, Playground, Recreation Facilities 2 Double Garage Attached 2	
Interior		
Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)	
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings	
Heating	Forced Air	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Gas	
Has Basement	Yes	
Basement	Finished, Full, Walk-Out	
Exterior		
Exterior Features	Other	
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Pie Shaped Lot, Underground Sprinklers	
Roof	Asphalt Shingle	
Construction	Stucco	
Foundation	Poured Concrete	
Additional Information		
Date Listed	May 8th, 2025	

Date Listed	May 8th, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	298

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.