

# \$827,900 - 94 Tuscany Vista Road Nw, Calgary

MLS® #A2221573

**\$827,900**

4 Bedroom, 4.00 Bathroom, 2,076 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

\*\*\*Open House Sunday, June 8th, 12:00-2:00pm\*\*\* Welcome to 94 Tuscany Vista Road, located on a quiet street near a playground in the family-friendly Tuscany community. This home features an open-concept kitchen with natural stone countertops, stainless steel appliances, and a dining room adjacent to a patio door, allowing ample natural light. The living room, also adjacent to the kitchen, offers 17-foot ceilings and large windows for abundant light. The main floor includes a second living room near the front door, a two-piece bathroom, and a laundry/mud room leading to an insulated two-car garage.

Upstairs, the primary bedroom faces west with vaulted ceilings, an ensuite bathroom featuring dual sinks, upgraded countertops, a soaker tub, a separate shower, and a large walk-in closet. Two additional bedrooms, a four-piece bathroom with a tub, shower, and newer tile flooring, and a loft suitable as an office or family room complete the second floor.

The fully finished walk-out basement includes one bedroom, a four-piece ensuite bathroom with a tiled shower, and a walk-in closet. The backyard, with a large white lilac tree, aspens, and other greenery, provides significant privacy in summer.

Homeowners on Tuscany Vista Road have access to top-rated schools, including St. Basil (K-9), Tuscany School (K-5), and Twelve Mile Coulee School (6-9). Homeowners in Tuscany have access to the Tuscany Club, offering



year-round sports and activities with a gymnasium, multi-purpose rooms, playground, tennis/pickleball courts, skating rink, and skate park.

Built in 2004

### Essential Information

MLS® #	A2221573
Price	\$827,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,076
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	94 Tuscany Vista Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3B3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Recessed Lighting, Vaulted Ceiling(s),
-------------------	---

Appliances	Vinyl Windows, Walk-In Closet(s), Stone Counters, Central Vacuum Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Gentle Sloping, Lawn, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	20
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.