

\$825,000 - 66 Tuscany Hills Point Nw, Calgary

MLS® #A2198916

\$825,000

4 Bedroom, 4.00 Bathroom, 2,046 sqft
Residential on 0.14 Acres

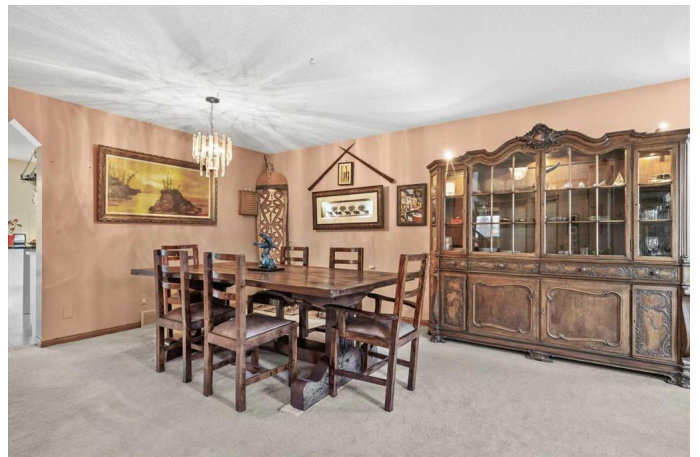
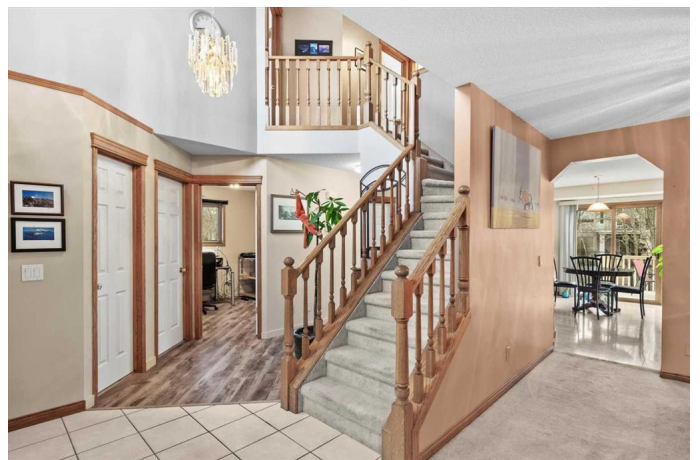
Tuscany, Calgary, Alberta

Open house Sunday March 9th from 11:30 to 1:30. Exceptional Location and Superb Amenities. Nestled in the heart of a serene and quiet cul-de-sac, 66 Tuscany Hills Point offers an exceptional living experience, perfectly suited for families.. This prime supersized lot boasts the convenience of being within walking distance to school and the Community centered Tuscany Club, ensuring that both education and recreation are just a stone's throw away. Additionally, the home is situated on a lovely greenspace just a lot and a half away from the beautiful ravine, providing picturesque views and a natural retreat right at your doorstep.

As you enter the home the generous entryway, boasts high ceilings, creating an immediate sense of space. The ample living and dining room provide the perfect setting for both intimate family moments and larger social gatherings.

As you move deeper into the heart of the home you are welcomed into a bright and open kitchen with an island, intended as a central place for family activities. The informal dining area has patio doors that offer a view of the surrounding park area, enhancing the sense of connectedness to the outdoors. While the spacious family room provides a comfortable space for relaxation.

Comfort and Convenience is key as each upstairs generously sized bedroom is thoughtfully designed with walk-in closets, offering ample storage and convenience. The



large ensuite adds to the comfort of the Primary Bedroom.

The fully developed basement adds an extra layer of functionality and space, making it ideal for a variety of uses, from a couple of home offices, and a man cave to a play area or entertainment rooms.

Built in 1997

Essential Information

MLS® #	A2198916
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,046
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	66 Tuscany Hills Point Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C7

Amenities

Amenities	Clubhouse, Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)
Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit
Lot Description Backs on to Park/Green Space, Greenbelt
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025
Days on Market 29
Zoning R-CG
HOA Fees 298
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.