

# \$924,500 - 94 Tuscany Vista Road Nw, Calgary

MLS® #A2221573

## \$924,500

4 Bedroom, 4.00 Bathroom, 2,076 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

\*\*\*Open House Sunday, June 25th, 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          | \$924,500   |
| 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, Insulated, Garage Faces Front |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, Recessed Lighting, |
|-------------------|---|

|              |   |
|--------------|---|
|              | Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Stone Counters                    |
| Appliances   | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating      | Central, Forced Air, Natural Gas  |
| 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 | 8              |
| Zoning         | R-CG           |
| HOA Fees       | 307            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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