

# \$1,050,000 - 42 Tuscany Reserve Gate Nw, Calgary

MLS® #A2243476

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,263 sqft

Residential on 0.12 Acres

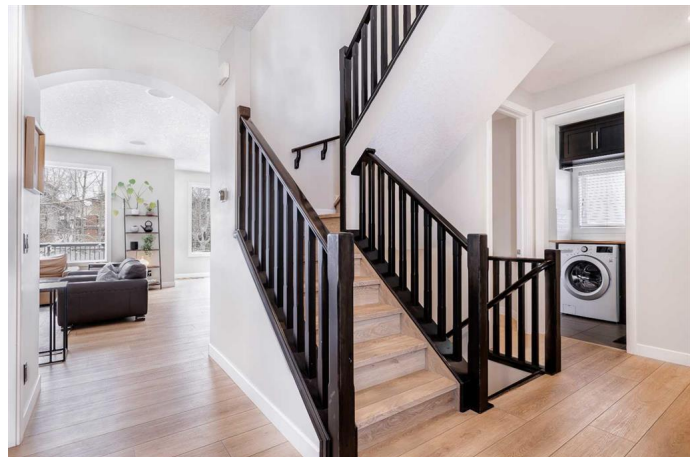
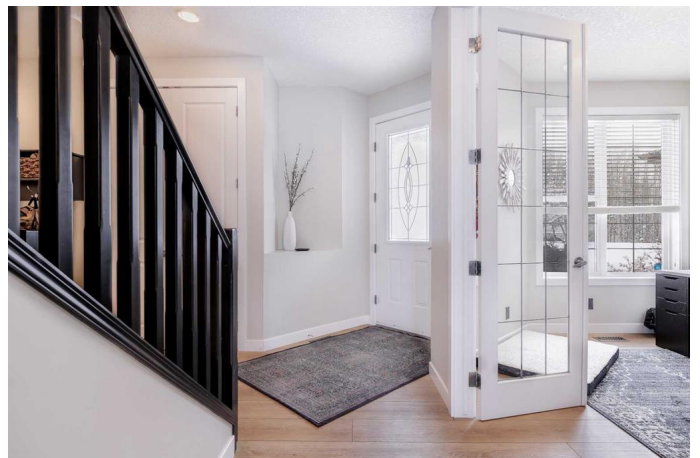
Tuscany, Calgary, Alberta

Welcome to 42 Tuscany Reserve Gate NW  
â€” Where Luxury Meets Location in the Heart  
of Tuscany

This exceptional, fully upgraded home is nestled on one of Tuscanyâ€™s most desirable streets, backing directly onto greenspace and walking paths, and fronting a beautiful treed reserve. Offering over 3,000 sq. ft. of thoughtfully designed living space, this home blends high-end upgrades, smart functionality, and family-friendly comfort. Step inside to discover wide plank luxury vinyl floors throughout the main and upper levels, a stunning real stone gas fireplace, and a beautifully renovated primary ensuite. The heart of the home â€” the kitchen â€” features floor-to-ceiling cabinetry, new countertops and backsplash, a gas range, built-in oven and microwave, and a reverse osmosis water filtration tap.

Enjoy year-round comfort with central A/C, in-ceiling speakers on all three levels, dimmer switches throughout, a Nest thermostat, and phantom screens at the front and back doors. The fully developed basement includes a spacious rec room, full wet bar with two bar fridges and a dishwasher, and custom built-in entertainment cabinetry â€” perfect for hosting and relaxing.

Upgrades continue outdoors with permanent WiFi-controlled Trimlights, a large two-tiered deck refinished in 2024, and custom landscaping. The oversized double garage includes a new WiFi-controlled door, built-in



workbench, and extended storage. Enjoy a dog run, underground sprinklers, and mature trees for privacy.

This home offers not only top-tier finishes and smart upgrades but also an unbeatable location with green space front and back. Properties like this donâ€™t come along often â€“ book your showing today and experience the best of Tuscany living.

Built in 2006

**Essential Information**

MLS® #	A2243476
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,263
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	42 Tuscany Reserve Gate Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A6

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Garden, Lighting, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, Private, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	225
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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