

# \$699,000 - 89 Tuscany Meadows Close Nw, Calgary

MLS® #A2207395

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

A well-designed 2-storey Willow Park plan by Cardel located on a quiet cul-de-sac in the highly desirable community of Tuscany. This 1,574 sq ft home offers a functional layout with an open floor plan, large windows, and neutral finishes. The main floor features oak hardwood flooring, a spacious island kitchen with a pantry, a dining area, and a living room with a cozy gas fireplace. A main-floor laundry room and a 2-piece bath add to the convenience. Step outside to the large deck, perfect for outdoor entertaining. Upstairs, you'll find a generous bonus room, ideal for a second living space or home office. The primary bedroom includes a 4-piece ensuite with a soaker tub, while two additional bedrooms share a separate 4-piece bath. Backing onto a green belt and just steps from a playground, this home is in a prime location close to schools, parks, pathways, and all the amenities Tuscany has to offer.

Don't miss this fantastic opportunityâ€”schedule your viewing today!

Built in 2001

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2207395  |
| Price     | \$699,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,574       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 89 Tuscany Meadows Close Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 2M8                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                             |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt                                  |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 39              |
| Zoning         | R-CG            |
| HOA Fees       | 297             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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