

# \$1,249,900 - 2 Tuscany Estates Crescent Nw, Calgary

MLS® #A2213876

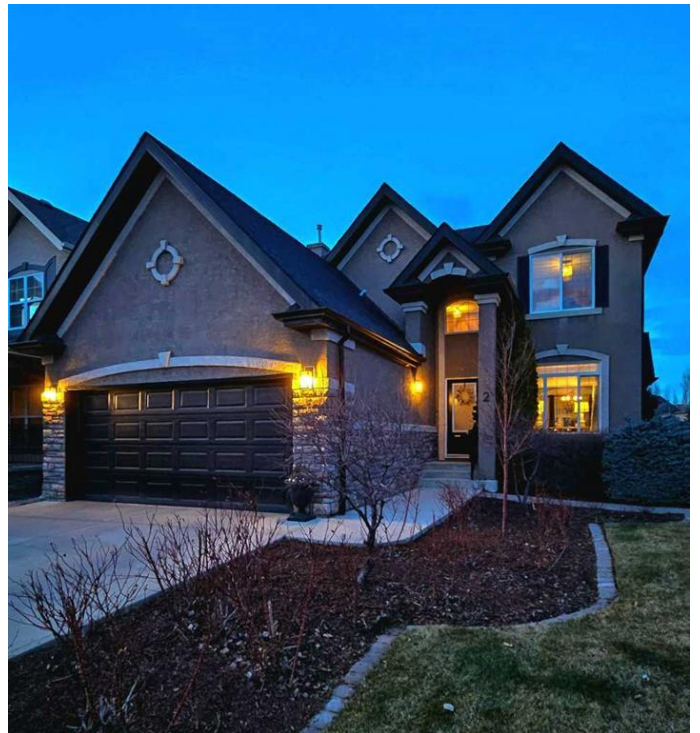
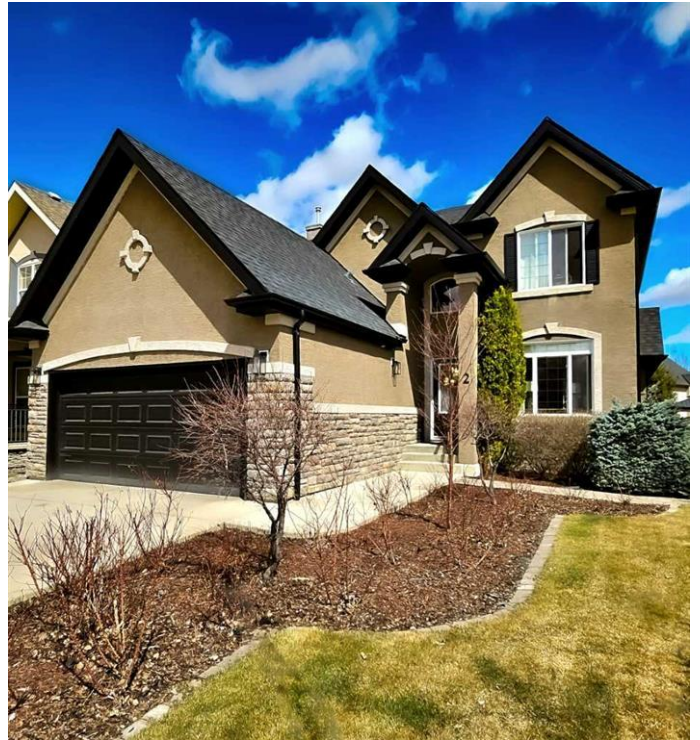
**\$1,249,900**

5 Bedroom, 4.00 Bathroom, 2,415 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

BACKING ONTO GREENSPACE, this exquisite home in desirable Tuscany Estates is just a STONES THROW FROM THREE SCHOOLS and has direct access to a nearby kidâ€™s playpark and miles of scenic pathways for biking or relaxing walks with friends, family or a furry friend. This home exudes quality and sophistication with features such as solid walnut doors and built in cabinetry throughout, beautiful warm hardwood floors and a gorgeous fireplace. You will love the kitchen where you can enjoy gourmet cooking and baking with granite counters, induction cooking and a smart fridge as added bonuses. Enjoy views of the greenspace from either the nook, breakfast bar or formal dining room during mealtimes. There is a convenient main floor office with high quality built ins and FIVE BEDROOMS on the upper and lower levels, perfect for the growing family. Entertain in style with the luxury bar, spa bathroom with heated floor and media room downstairs, perfect as an in law space, nanny quarters, teenage/children private space or for personal wellness enjoy a dedicated gym area. The meticulously landscaped yard is a true oasis, boasting a majestic rose garden and flowering trees and shrubs, and features ornamental landscaping, a hot tub cabana, 2 custom pergolas perfect for hot days and cool evenings, or watching outdoor movies. Entertaining outdoors is made easy with an expansive private deck. PERFECTLY LOCATED, enjoy the amenities



of a gated community center nearby which features an outdoor splash park, skate park and pickleball for summer fun, as well as a winter ice skating rink for year round enjoyment. A grocery store and more conveniences are just moments away, as is the expansive soccer dome and Home Depot. This exceptional property in Tuscany Estates, offers a great opportunity to enjoy luxury living with stunning natural surroundings and convenient access to a range of amenities.

Built in 2006

### Essential Information

MLS® #	A2213876
Price	\$1,249,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,415
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2 Tuscany Estates Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B2

### Amenities

Amenities	Clubhouse
Parking Spaces	2

Parking Double Garage Attached  
# of Garages 2

## Interior

Interior Features Bar, Breakfast Bar, Central Air Conditioner, Dishwasher, Counters, Kitchen Island, Soaking Tub  
Appliances Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave Hood Fan  
Heating In Floor, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full



## Exterior

Exterior Features None  
Lot Description Backs on to Park/Green Space, Corner Lot, Irregular Lot, Landscaped  
Roof Asphalt Shingle  
Construction Concrete, Stone, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed April 23rd, 2025  
Days on Market 12  
Zoning R-CG  
HOA Fees 307  
HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Landan Real Estate

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