

# \$800,000 - 51 Tuscany Reserve Court Nw, Calgary

MLS® #A2218931

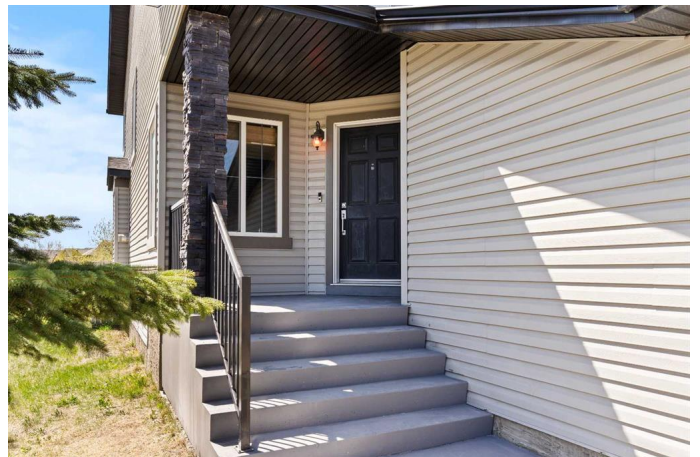
**\$800,000**

4 Bedroom, 4.00 Bathroom, 1,850 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

4 BEDROOM | 3 1/2 BATHROOM |  
2-STOREY | 2,698 SQFT OF LIVING SPACE  
| A NEWLY RENOVATED | A DOUBLE  
ATTACHED GARAGE | CORNER LOT IN  
CUL-DE-SAC | A Welcome to this beautifully  
renovated 2-storey home in the highly  
sought-after family community of Tuscany,  
offering 2,698 sqft of living space with 4  
bedrooms and 3.5 bathrooms. Situated on a  
generous corner lot in a quiet cul-de-sac, this  
home features a modern, updated design  
throughout. The abundance of windows flood  
the home with natural light and the  
feature A light fixtures throughout illuminate the  
space beautifully in the evening. Inside, the  
expansive open layout main floor features  
newly renovated elements, including vinyl  
plank flooring, a gourmet kitchen with high-end  
appliances including an oversized french door  
refrigerator, quartz countertops, island with  
breakfast bar and custom cabinetry. Enjoy the  
convenience A of the large pantry with shelving  
just off the kitchen allowing for ease when  
bringing in groceries from the car. A The  
kitchen is open to a spacious dining nook  
opening onto a large composite deck with  
pergola and gas hookup for entertaining  
friends and family. The attached living room  
with a cozy corner gas fireplace with updated  
tile surround completes the space and  
provides the perfect space to relax. A front  
den, ideal for a home office, and a powder  
room and laundry room with builtin cabinetry  
complete the main level. Upstairs, the primary



suite offers mountain views, a spacious ensuite with a corner soaker tub and a generous walk-in closet with custom organizers. Two additional spacious bedrooms with large windows and closets and a 4-piece bathroom complete this level. The fully developed basement features a large recreation room with electric fireplace, a spacious fourth bedroom, and a 4-piece bathroom. Outside, enjoy the fully fenced large private backyard with a blank canvas to create your own oasis. This home also features a new roof and double attached garage.Â Enjoy the amenities of Tuscany including walking paths, schools, shopping, Tuscany Club, baseball diamonds and more.Â With convenient access to the mountains, this home is perfectly located to enjoy city living while being able to get away to the mountains with ease.Â Book your private showing today and make this exceptional property your new home! Photos are virtually staged and are not an accurate depiction of current property.

Built in 2006

### Essential Information

MLS® #	A2218931
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,850
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	51 Tuscany Reserve Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A7

### **Amenities**

Amenities	Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	307

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX First

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