

# \$880,000 - 49 Tuscany Meadows Common Nw, Calgary

MLS® #A2220172

**\$880,000**

5 Bedroom, 4.00 Bathroom, 2,440 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to 49 Tuscany Meadows Common NW – ideally located within walking distance to parks, schools, and scenic pathways.

This immaculate home showcases true pride of ownership, featuring 5 bedrooms, 3.5 bathrooms, and over 3,560 sq. ft. of air-conditioned living space. The fully finished walk-out basement opens directly onto a greenbelt and walking path that connects you to Tuscany’s beautiful parks and nearby schools.

Step inside and you’re greeted by a stunning 17-foot ceiling in the entryway, setting the tone for the elegance throughout. The main floor offers a spacious home office, a formal dining room that comfortably seats 6–8 guests, and a bright white kitchen with quartz countertops, a large island, walk-in pantry, and a generous breakfast nook. The Great Room features a cozy gas fireplace, making it perfect for relaxing or entertaining.

Enjoy peaceful moments on the south-facing raised deck, where you can take in breathtaking views of COP and the Rocky Mountains – your own private retreat.

Additional main floor highlights include a boot room/laundry area with access to your double car garage, and a 2-piece powder room for your guests.



Upstairs, the extra-wide hardwood staircase leads to a large bonus room. At the back of the home, the primary suite offers peekaboo mountain views, a spacious 5-piece ensuite with double vanities and a corner soaker tub, and a walk-in closet. Two more sizable bedrooms and another 4-piece bathroom complete the upper level.

The fully finished walk-out basement provides even more space, featuring two additional bedrooms, a 3-piece bathroom, a large storage room, and a 333 sq. ft. recreation room complete with custom shelving and a second gas fireplace.

Step outside to your beautifully landscaped backyard oasis with a garden shed for storage. The back gate opens directly onto a greenbelt and walking paths, offering easy access to local parks and schools.

This well-maintained, move-in-ready home truly checks all the boxes.

Tuscany is known for its blend of natural beauty and community amenities. Enjoy an outdoor splash park, skate park, pickleball courts, and a winter skating rink. Youâ€™re also just minutes from local conveniences including a grocery store, hardware store, restaurants, and the Calgary Soccer Centre.

Be sure to view the 3D virtual tour or contact your favorite Realtor to book a private showing today. This is your perfect turn-key opportunity in Tuscany!

Built in 2001

## **Essential Information**

MLS® #	A2220172
Price	\$880,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,440
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	49 Tuscany Meadows Common Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2L3

### Amenities

Amenities	Dog Park, Park, Playground, Golf Course
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	33
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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