$849,900 - 15 Tuscany Hill Nw, Calgary

MLS® #A2209356

$849,900

4 Bedroom, 4.00 Bathroom, 2,061 sqft
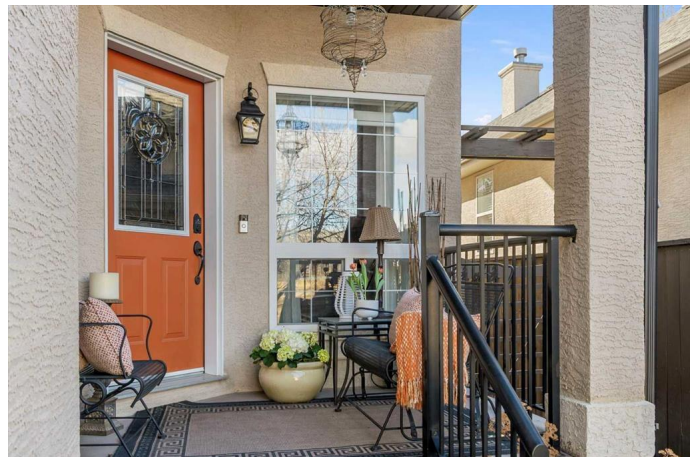Residential on 0.10 Acres

Tuscany, Calgary, Alberta

When you step through the inviting front entrance of this thoughtfully designed Tuscany home, you will discover a residence that truly understands family living. Nestled just across from Tuscany School with St. Basil School a short stroll away, this ideal location places education right at your doorstep.

The welcoming main floor greets you with a versatile flex room—perfect as a home office or study—before flowing into the heart of the home. Here, warm wood cabinetry, gleaming granite countertops, and stainless steel appliances create a kitchen that balances functionality with style. The adjacent dining nook captures views of the private backyard, while the family room with its cozy fireplace provides the perfect gathering space for everyday moments.

Thoughtful design elements shine throughout, from the distinctive light fixtures to the practical mud/laundry room with its custom built-in storage, folding counter, and front-load appliances. Rich hardwood flooring extends from the main level up the stairs, creating visual continuity and warmth.

Upstairs, the generously proportioned bonus room offers endless possibilities—large enough to accommodate a pool table alongside conversation areas, or serving as a secondary family space. The three upper bedrooms include a serene primary retreat

with walk-in closet and ensuite featuring soaker tub and separate shower—a private sanctuary within this family haven.

The finished basement extends the home's livability with a cozy reading nook at the stairs' landing, spacious recreation room that easily divides into distinct living zones, and a fourth bedroom with nearby bathroom—ideal for overnight guests or growing teenagers seeking independence.

Summer living truly shines in the backyard oasis, where mature trees and shrubs create natural privacy. The covered deck with its wooden arbour, tranquil water feature, and separate gazebo creates multiple outdoor rooms for entertaining and unwinding.

In a neighbourhood designed for active families, playgrounds and sports fields lie just minutes away. This special corner of Tuscany offers a place where lasting family memories await, in a home that embraces both comfort and connection.

Built in 2003

Essential Information

MLS® #	A2209356
Price	$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active

Community Information

Address	15 Tuscany Hill Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2T4

Amenities

Amenities	Party Room, Visitor Parking, Clubhouse, Parking, Picnic Area, Playground, Park, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Private, See Remarks, Gazebo
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	51

Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker