

# **\$699,000 - 62 Tuscany Meadows Crescent Nw, Calgary**

MLS® #A2215654

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,822 sqft

Residential on 0.10 Acres

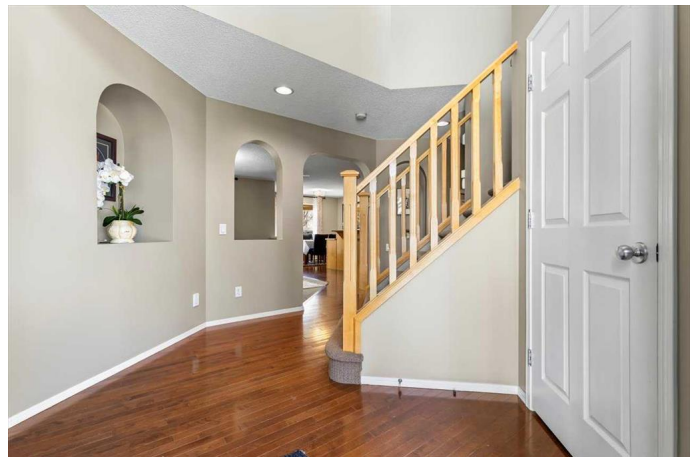
Tuscany, Calgary, Alberta

Welcome to this EXCELLENT AIR CONDITIONED, 4-BEDROOM FAMILY HOME with DOUBLE ATTACHED GARAGE and FULLY DEVELOPED BASEMENT nestled in the DESIRABLE COMMUNITY of TUSCANY, just steps from the RAVINE and PATHWAYS, you'll enjoy being close to nature. This thoughtfully designed residence offers over 2300 sq.ft of developed living space the perfect blend of comfort, style, and functionality, making it an ideal place to call home.

The main floor features an OPEN CONCEPT LAYOUT with a SPACIOUS LIVING ROOM creating a warm and inviting atmosphere. The kitchen boasts a central island with an UPGRADED SINK, STAINLESS STEEL APPLIANCES, a pantry, and AMPLE CUPBOARD SPACE perfect for family gatherings and entertaining.

Upstairs, you'll find a BRIGHT BONUS ROOM complete with a cozy gas fireplace accented with stone, built-in speakers, and VIEWS OF the RAVINE and MOUNTAINS, an ideal spot for relaxing or family movie nights. The primary bedroom is generously sized, featuring a convenient 3-piece ensuite bathroom. Two additional sizable bedrooms and a full 4-piece bathroom provide plenty of space for family and guests.

The FULLY DEVELOPED BASEMENT offers a LARGE RECREATION ROOM, a FOURTH BEDROOM, and a 3-PIECE BATHROOM, perfect for a home gym, playroom, or guest



suite.

Outside, the fully fenced backyard is a private retreat, featuring an irrigation system, concrete patio, DECK FINISHED with DURADECK surface, mature trees, a shed for storage, and a fireplace—great for outdoor entertaining and enjoying nature.

Tuscany is a welcoming, established community with excellent schools, parks, playgrounds, pathways, shopping, and more. Its close proximity to the ravine ridge provides unparalleled outdoor recreation and scenic beauty.

Don't miss this fantastic opportunity to own a move-in-ready family home in one of the most sought-after neighborhoods. Schedule your viewing today!

Built in 2003

### Essential Information

MLS® #	A2215654
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,822
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	62 Tuscany Meadows Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3L2T9

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.