

# \$1,350,000 - 280 Tuscany Estates Rise Nw, Calgary

MLS® #A2216599

**\$1,350,000**

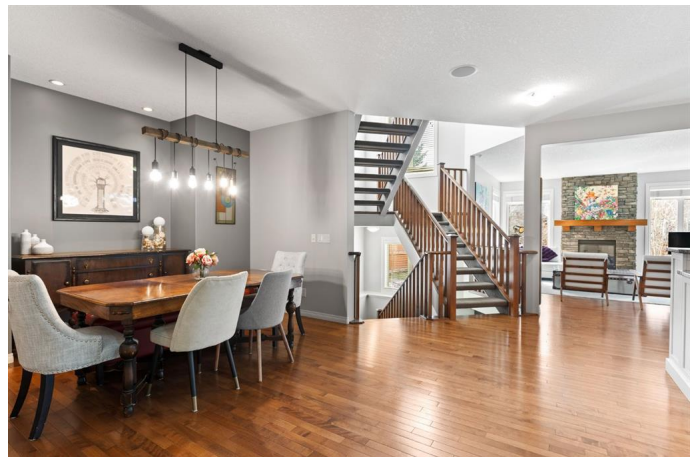
5 Bedroom, 4.00 Bathroom, 2,906 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

**\*OPEN HOUSE SAT MAY 10 2:00-4:00PM\***

Wow! This is the one you have been waiting for... Quality built Albi Home, located on one of Tuscany's most prestigious streets. Wonderful location in the Estate area, steps away from the ravine. This pristine property offers over 4200 sq ft of thoughtfully-designed living space, with 5 bedrooms and extensive upgrades. Stone and stucco exterior adds to the attractive curb appeal. You will be immediately impressed by the spacious open concept layout, high ceilings, gleaming hardwood floors and plentiful, West facing windows. Awaken the chef and entertainer in yourself, in the gourmet kitchen! Please note the astounding amount of cabinet space, granite countertops and 5-burner gas range. Simply walk through the large pantry, to the laundry room and oversized double car garage. An exquisite open riser staircase leads up to the second story which offers 4 great sized bedrooms, including an elegant primary suite. This exceptional retreat won't disappoint, with a double door entrance, airy vaulted ceilings and fully custom walk-in closet with extensive built-ins and a vanity. The luxurious 5 pc en-suite features his-and-her sinks, a spacious glass shower and deep soaker tub. Enjoy hanging in the basement beside the awesome wet bar and cozy rec room with projector. A 5th bedroom and 4-pc bathroom completes the lower level. The sunny West facing backyard boasts a deck with BBQ gas line, stamped concrete patio and lush private



landscaping. Stay comfortable all year long with two gas fireplaces and two AC units. Some noteworthy extras include: infra-red gas heater in the garage, ceiling speakers, two high efficiency furnaces, central vacuum, irrigation system & rounded corners. Tuscany is one of Calgary's most upscale and sought after NW communities, known for its scenic beauty and family oriented lifestyle. Enjoy the 170-acre natural ravine, mountain views, extensive pathways, ball fields, splash park and neighbourhood pub. Easy access to major roadways, schools, shopping and all amenities. You will love living here! Check out the open house and 3D VIRTUAL TOUR.

Built in 2009

### **Essential Information**

MLS® #	A2216599
Price	\$1,350,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,906
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	280 Tuscany Estates Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B3

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Interior Lot, Landscaped, Level, Many Trees, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	14
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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