

# \$939,900 - 4 Tuscany Glen Gate Nw, Calgary

MLS® #A2225711

**\$939,900**

4 Bedroom, 4.00 Bathroom, 2,160 sqft  
Residential on 0.13 Acres

Tuscany, Calgary, Alberta

This stunning custom-built Albi home in Tuscan Estates combines timeless craftsmanship with thoughtful updates, luxurious finishes and a location rarely found - corner lot with gated access to the back yard for your RV or add'l parking. Featuring 9 foot ceilings, walnut hardwood flooring & a bright open-concept layout, the main floor showcases a chef-inspired kitchen with hickory cabinetry, upgraded appliances, a large island w/granite counters & seating, & a generous dining area overlooking the private yard & opening to the cozy family room w/gas fireplace. Entertaining is a delight & you will love the natural light from the open to below entryway & staircase. The dble att. garage is ideal being oversized (23' x 22'™), fully finished, heated, a 220v plug for a work bench, tall ceiling & significant space to store, park & enjoy. Lastly, a 1/2 bath, laundry room w/custom cabinetry & a separate back closet will easily accommodate the entire families day to day needs & complete the main. Upstairs, the bright & spacious bonus room awaits offering a vaulted ceiling, large windows with beautiful views incl. Canada Olympic Park & the rocky mountains, luxury vinyl plank flooring, a built-in media centre & french doors for privacy or a 4th bedroom up. The primary retreat is truly peaceful! Spacious & inviting, it will easily accommodate your furnishings and hosts a spa-inspired ensuite w/dual vanities, an oversized & tiled shower complete w/built-in bench, a water closet & a full walk-in closet.



Families will appreciate the 2 add'l sizeable bedrooms; the central 4-piece family bath; and a bright built-in den/office area where the south facing windows overlook the hill at C.O.P. & green space.

The fully finished basement offers 9'™ ceilings, large windows, a custom wet bar, a large rec room with pellet stove to keep everyone comfortable for game day & movie nights (surround sound-equipped), a fourth bedroom, and a three piece bathroom with 10mm glass shower, and extensive storage options to live comfortably. Outside, enjoy a beautifully landscaped yard with a tiered wood and composite deck, gas line hook up, a hot tub, significant space to entertain & play, and gated access for your RV or additional parking.

Ideally located within walking distance to Tuscany schools (Public, French & Catholic), playgrounds, green space, community garden, and extensive pathways, your family will make memories year round. Other notable upgrades & updates include; a tankless water heater (regularly maintained), newer roof, top down bottom up blinds w/full blackout, central air conditioning, hot tub, composite patio and deck, lighting, built in speakers throughout, & the stucco exterior of an estate home providing durability, energy efficiency and insulation from outdoor sound. Albi homes built this stunning home & the owners continued with the same quality & finishings you expect. Check out the virtual tour link & then book your private showing today!

Built in 2004

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2225711  |
| Price  | \$939,900 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,160       |
| Acres          | 0.13        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4 Tuscany Glen Gate Nw |
| Subdivision | Tuscany                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3L2V8                 |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                    |
| Parking Spaces | 6                                                                                                                       |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, 220 Volt Wiring |
| # of Garages   | 2                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                                                            |

|              |                   |
|--------------|-------------------|
| Fireplaces   | Gas, Pellet Stove |
| Has Basement | Yes               |
| Basement     | Finished, Full    |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage                                            |
| Lot Description   | Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |
| HOA Fees       | 308            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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