

# \$775,000 - 140 Tuscany Hills Close Nw, Calgary

MLS® #A2213133

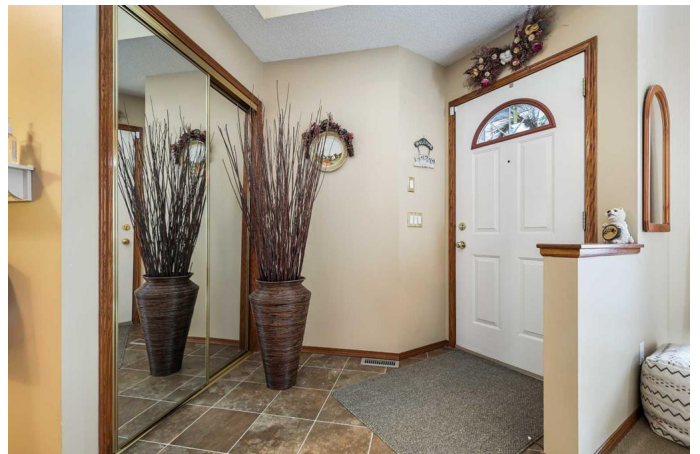
**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,932 sqft  
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully cared-for detached home, nestled in the heart of the family-friendly community of Tuscany. Boasting incredible curb appeal and a long list of recent upgrades, this home is move-in ready and perfect for growing families. The main level features a bright and spacious living room with fireplace and a cozy family room—ideal for both entertaining and everyday living. The well-appointed kitchen includes a central island, sleek stainless steel appliances, and convenient access to the stunning backyard—perfect for summer barbecues or morning coffee. Upstairs, you’ll find a generous primary bedroom complete with a walk-in closet and private ensuite, as well as two additional bedrooms and a full 4-piece bathroom. The fully developed lower level offers a massive recreation room, a fourth bedroom with a walk-in closet—great for guests or a home office—and plenty of extra space for hobbies or play. Additional features include a double attached garage, all new windows and window coverings (2022), a newly built front and back deck (2023), a dog run addition, and a new hot water tank (2022). Recent updates also include a new dishwasher and gemstone exterior lighting. Located within walking distance to several public and Catholic schools, as well as parks and playgrounds, this home offers unbeatable convenience for families.

Don’t miss your opportunity to own this



exceptional home in one of NW Calgary's most desirable communities!

Built in 1998

### Essential Information

MLS® #	A2213133
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,932
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Tuscan Hills Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2E6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run, Garden, Lighting, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	14
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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