

# \$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 Tuscany 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	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized
# 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, Tankless Water Heater, Washer, Window Coverings
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	17
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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