

# \$825,000 - 66 Tuscany Hills Point Nw, Calgary

MLS® #A2198916

**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,046 sqft  
Residential on 0.14 Acres

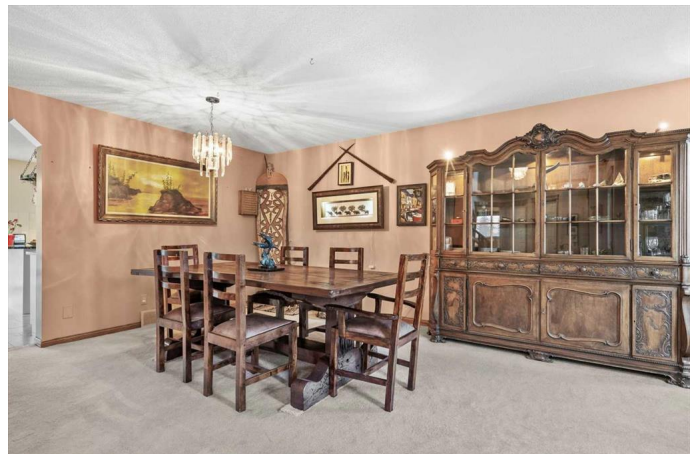
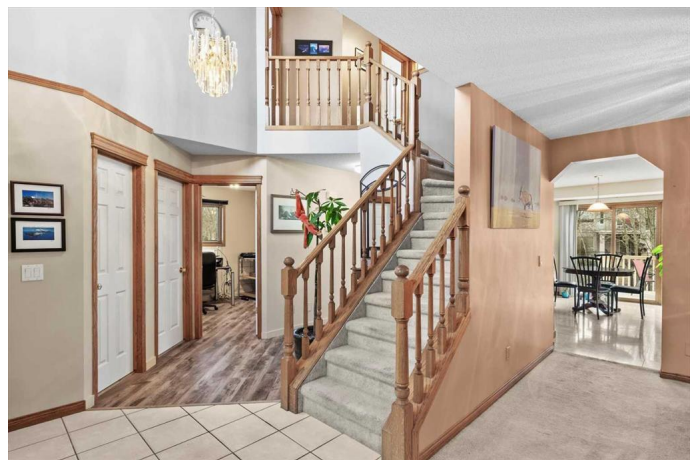
Tuscany, Calgary, Alberta

Open house Sunday March 9th from 11:30 to 1:30. Exceptional Location and Superb Amenities. Nestled in the heart of a serene and quiet cul-de-sac, 66 Tuscany Hills Point offers an exceptional living experience, perfectly suited for families.. This prime supersized lot boasts the convenience of being within walking distance to school and the Community centered Tuscany Club, ensuring that both education and recreation are just a stone's throw away. Additionally, the home is situated on a lovely greenspace just a lot and a half away from the beautiful ravine, providing picturesque views and a natural retreat right at your doorstep.

As you enter the home the generous entryway, boasts high ceilings, creating an immediate sense of space. The ample living and dining room provide the perfect setting for both intimate family moments and larger social gatherings.

As you move deeper into the heart of the home you are welcomed into a bright and open kitchen with an island, intended as a central place for family activities. The informal dining area has patio doors that offer a view of the surrounding park area, enhancing the sense of connectedness to the outdoors. While the spacious family room provides a comfortable space for relaxation.

Comfort and Convenience is key as each upstairs generously sized bedroom is thoughtfully designed with walk-in closets, offering ample storage and convenience. The



large ensuite adds to the comfort of the Primary Bedroom.

The fully developed basement adds an extra layer of functionality and space, making it ideal for a variety of uses, from a couple of home offices, and a man cave to a play area or entertainment rooms.

Built in 1997

### **Essential Information**

MLS® #	A2198916
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,046
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	66 Tuscany Hills Point Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C7

### **Amenities**

Amenities	Clubhouse, Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)  
Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Fire Pit  
Lot Description Backs on to Park/Green Space, Greenbelt  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 6th, 2025  
Days on Market 25  
Zoning R-CG  
HOA Fees 298  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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