108 Tuscany Estates Close NW

Calgary | Active | MLS® A2359587

$900,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2007**	**2,322.88 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to this beautifully appointed family home, ideally situated on a quiet street in one of Calgary's most sought-after communities-Tuscany Estates. With over 3,000 sq. ft. this spacious property offers an inviting layout designed for comfortable family living and entertaining. Step inside to a dramatic open-to-below foyer that sets the tone for the bright and inviting main level. Large windows and an open-concept layout fill the home with natural light, creating a warm and welcoming atmosphere throughout. The spacious kitchen is designed for both family living and entertaining, featuring rich maple cabinetry, granite countertops, a central island, corner pantry, and abundant storage. Overlooking the dining area and great room, the kitchen enjoys beautiful sightlines to the southwest-facing backyard. The great room is anchored by a cozy gas fireplace, creating the perfect gathering space. A private main-floor office with French doors provides a quiet workspace, while the convenient laundry/mudroom off the garage and two-piece powder room add everyday practicality. An open staircase with natural wood and iron spindle railings leads to the upper level, where a versatile bonus room with vaulted ceilings offers the perfect space for movie nights, a playroom, or a second family gathering area. The generously sized primary suite features a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, an oversized soaker tub, and a walk-in shower. Two additional spacious bedrooms and a full bathroom complete the upper level. The fully developed lower level provides even more room for family and guests, with a large recreation area, fourth bedroom, additional flex/office space, and a full bathroom featuring a jetted soaker tub and walk-in shower. Excellent storage throughout the home ensures plenty of space to stay organized. Outside, the large private lot with sunny southwest exposure is a true highlight. The two-tiered deck with pergola creates an inviting setting for outdoor dining, relaxing, and entertaining, with a newer poured concrete walkway that wraps around the home and the extended driveway provides parking for up to three vehicles. Mature landscaping, including apple and pear trees, lush lawn, and a large storage shed complete the backyard oasis. Newer painted walls throughout and move-in ready, this home is situated on an exceptionally quiet, family-oriented street with local traffic only-an ideal setting for children to play and families to enjoy the neighbourhood. Parks, pathways, schools, and everyday amenities are all within walking distance. Warm, spacious, practical, and beautifully maintained, this exceptional Tuscany Estates home offers the ideal combination of comfort and elegance in a highly desirable Calgary community. A rare opportunity to make a remarkable property your own.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359587
Bedrooms	4
Bathrooms	4
Year Built	2007
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,322.88 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,242 sq. ft.
Lot Frontage:	48'10"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2007 (Age: 19)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0614724
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$308.00
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Storage Shed
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Breakfast Nook · 10'11" × 8' ·
Main Floor	Kitchen · 19' × 13'9" ·
Main Floor	Laundry · 8'5" × 6'11" ·
Main Floor	Living Room · 16'5" × 16' ·

Main Floor	Office · 11'10" × 9'6" ·
2nd Floor	Bedroom · 13'2" × 11'6" ·
2nd Floor	Bedroom · 12'2" × 9'5" ·
2nd Floor	Family Room · 20'1" × 13'3" ·
2nd Floor	Bedroom - Primary · 13'11" × 12'10" ·
Lower Level	Game Room · 25'9" × 21'11" ·
Lower Level	Bedroom · 12'11" × 10'6" ·
Lower Level	Furnace/Utility Room · 13'1" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Pergola
Lot Features:	Back Yard, Few Trees, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/108-tuscany-estates-close-nw-calgary-a2359587/

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