15 Tuscany Reserve Bay NW

Calgary | Active | MLS® A2346903

$669,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,810.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Tucked away on a quiet cul-de-sac in the family-friendly community of Tuscany with mountain views. This 2 storey home offers over 1,810 sq ft above grade with 3 bedrooms, 2.5 bathrooms & an upper level bonus room. The main floor features luxury vinyl plank flooring, a bright living room with a cozy gas fireplace and a newly renovated kitchen with quartz countertops, stainless steel appliances, pot lights, a centre island & corner pantry. The dining nook opens onto a large deck with metal railings overlooking the fenced & landscaped backyard. A 2 piece bath and laundry/mudroom complete the main level. Upstairs you'll find a large bonus room, two good sized bedrooms, a 4 pc bath and the primary retreat with a walk-in closet & 4 pc ensuite featuring a soaker tub & separate shower. The unfinished basement is ready for your ideas, and the double attached garage is insulated & heated for year-round use. Close to schools, playgrounds, shopping, CTrain and the Tuscany Club, with quick access to Stoney Trail & Crowchild Trail. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346903
Bedrooms	3
Bathrooms	3
Year Built	2006
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:	1,810.84 sq. ft.
Main Level Finished Area:	770.46 sq. ft.
Upper Level Finished Area:	1,040.37 sq. ft.

HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,004 sq. ft.
Lot Frontage:	35'7½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0612260
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Heated Garage, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$308.00
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Recreation Facilities
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Kitchen · 12' × 11'1" ·
Main Floor	Dining Room · 12' × 7'11" ·
Main Floor	Living Room · 14' × 12'11" ·
Main Floor	Laundry · 8'9" × 5'7" ·
Upper Level	Bedroom - Primary · 14'5" × 13'3" ·
Upper Level	Bedroom · 11'10" × 9'1" ·
Upper Level	Bedroom · 10'4" × 9'10" ·
Upper Level	Bonus Room · 18'1" × 14'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/15-tuscany-reserve-bay-nw-calgary-a2346903/

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