22 Tuscany Estates Crescent NW

Calgary | Active | MLS® A2336766

$1,260,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,875 sq. ft.**

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Listed by CIR Realty

A closer look

STUNNING CUSTOM BUILT WALK-OUT BUNGALOW BACKING ONTO GREENSPACE! With over 3700 sqft. of living space, this meticulously designed home has been thoughtfully planned out from top to bottom. As you enter this beautiful home you are greeted with the large bright windows looking out onto stunning views. The great room features a magnificent stone fireplace great to cozy up to on those winter days. The chef's dream kitchen features double ovens, a gas cooktop, and plenty of storage in the beautiful custom cabinetry throughout. A convenient walk-through pantry allows groceries to be easily brought in from the garage. There is easy access to the large balcony right off the kitchen eat in area which is great for entertaining or relaxing and enjoying the views. There is plenty of space out on the balcony for a sitting area and large table. Closer to the entrance of the home, there is a formal dining room with double doors that could be used as an office as well if needed. The spacious primary bedroom is a retreat with it's large bright windows overlooking the beautiful views. The ensuite features a relaxing soaking tub, steam shower and large double vanity. There is plenty of room in the spacious walk-in closet as well. A conveniently built office nook, a two piece powder room and large mud room complete the upper level. The fully finished walk-out lower level is an entertainer's paradise, featuring a spacious family room with a great sit up bar area with it's own large pantry. Two additional bedrooms on the lower level, each with walk-in closets and a sink and vanity for added convenience. Easily walk-out onto the lower-level patio and notice the meticulously landscaped, low-maintenance grounds with zoned irrigation. Relax in the hot tup with extended deck overlooking the beautiful views. The professionally designed rock features and the stone firepit area are a beautiful addition to this backyard. The exterior has been newly painted and the garage has been recently framed in. Laundry is in lower level, but there is a space to put an additional washer/dryer on the main floor in the mud room as well if needed. The home sits on a quiet street with easy access to shopping and schools. Come and see it to appreciate all it's custom features.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336766
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:	Bungalow
Total Living Area:	1,875 sq. ft.
Main Level Finished Area:	1,875 sq. ft.
Below Grade Finished Area:	1,875 sq. ft.
Acreage:	No
Lot Area:	7,341 sq. ft.
Lot Frontage:	30'¼"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0610329
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level, See Remarks
City Quadrant:	Northwest
Community:	Tuscany
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Entrance · 11'6" × 7'4" ·
Main Floor	Dining Room · 17' × 11' ·
Main Floor	Kitchen · 14'8" × 14'6" ·
Main Floor	Eat in Kitchen · 11' × 9' ·
Main Floor	Living Room · 14'8" × 14'2" ·
Main Floor	Office · 11' × 5'9" ·
Main Floor	Mud Room · 8'5" × 7'1" ·
Main Floor	Bedroom - Primary · 14'4" × 13'5" ·

Main Floor	Balcony · 24'8" × 8' ·
Lower Level	Family Room · 22'4" × 20'10" ·
Lower Level	Bedroom · 13' × 10'5" ·
Lower Level	Bedroom · 13' × 12'5" ·
Lower Level	Laundry · 20'9" × 17'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/22-tuscany-estates-crescent-nw-calgary-a2336766/

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