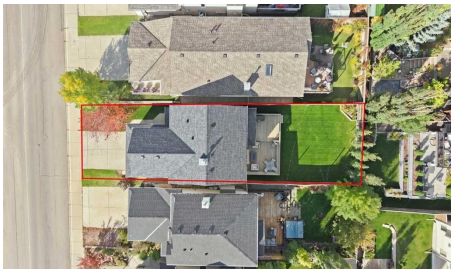
707 Tuscany Drive NW

Calgary | Active | MLS® A2354222

$660,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**1,629.04 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Welcome to 707 Tuscany Drive NW!

Discover comfortable family living in the desirable northwest community of Tuscany. The main floor offers a welcoming living room highlighted by a cozy corner fireplace, creating the perfect setting for relaxing evenings. The dining area flows into a bright kitchen featuring stainless steel appliances, while sliding glass doors provide easy access to the back patio and fully fenced backyard - ideal for outdoor entertaining, summer barbecues, or enjoying time with family and friends. A convenient two-piece bathroom and main-floor laundry room complete this functional level.

The upper level offers a spacious and functional layout, perfect for families. The primary bedroom is a comfortable retreat, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms provide plenty of space for family, guests, or a home office, while a second 4-piece bathroom adds convenience for busy households. A large family room offers the perfect place to unwind, enjoy movie nights, or spend quality time together.

The home also features a double garage, air-conditioning was added in June 2025 and the roof freshly shingled in September 2025. With inviting living spaces, a practical layout, and a private backyard, this home offers a wonderful opportunity to enjoy family living in the established community of Tuscany, with its parks, pathways, and community amenities. A great place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354222
Bedrooms	4
Bathrooms	4
Year Built	2005
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:	1,629.04 sq. ft.
Main Level Finished Area:	660.59 sq. ft.
Below Grade Finished Area:	607.1 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	10'5"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2005 (Age: 21)
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:	0313596
Heating:	Central, Fireplace(s), Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Washer and dryer, Hood Fan, electric stove, Dishwasher, refrigerator, microwave, garage control and remote (s), all window coverings and Air Conditioning unit.
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 10'11" × 8' ·
Main Floor	Kitchen · 14' × 11' ·
Main Floor	Laundry · 7'5" × 7'2" ·
Main Floor	Living Room · 14'1" × 12'7" ·
2nd Floor	Bedroom · 9'8" × 9'7" ·
2nd Floor	Bedroom · 12'8" × 8'10" ·

2nd Floor	Family Room · 14'1" × 14' ·
2nd Floor	Bedroom - Primary · 12'10" × 11'11" ·
Basement	Bedroom · 14'6" × 11'3" ·
Basement	Game Room · 18'6" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Landscaped, Lawn, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/707-tuscany-drive-nw-calgary-a2354222/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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