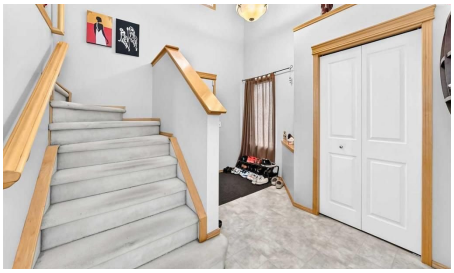
78 Tuscany Meadows Crescent NW

Calgary | Active | MLS® A2359172

$764,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2002**	**1,758 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Beauty in a quite Crescent, Steps to trails with amazing views! Located in the highly desirable community of Tuscany, this beautifully maintained, fully developed Cardel home offers the perfect combination of space, comfort, and convenience. Ideally situated within walking distance of schools and surrounded by scenic walking and biking paths, this home is perfect for families.

The spacious foyer welcomes you into a bright and inviting main floor featuring a large family room with a cozy corner fireplace. The well-appointed maple kitchen boasts an oversized island and stainless steel appliances, with an adjacent dining area offering patio doors leading to a ground-level deck complete with a natural gas BBQ hookup. A convenient two-piece bathroom and main-floor laundry complete this level.

Upstairs, you'll find a spacious bonus room filled with natural light from its many windows, along with a generous primary bedroom featuring a four-piece ensuite and walk-in closet. Two additional well-sized bedrooms and a full four-piece bathroom provide plenty of room for the entire family.

The professionally finished basement is truly a standout feature. Beautiful engineered hardwood flooring extends down the staircase and throughout the lower level, creating a warm and elegant feel. This additional living space includes a fourth bedroom with a large walk-in closet, a four-piece bathroom, and a spacious family room. The basement is finished with knockdown ceilings, pot lights, and a separate sound system, making it an ideal private retreat for teenagers, extended family, or in-laws. ROOF IS ONLY 10 YEARS OLD, HOT WATER TANK 3 YEARS, NEW APPLIANCES 2 YEARS AGO.

A fantastic opportunity to own a spacious, fully developed family home in one of Calgary's most sought-after communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359172
Bedrooms	5
Bathrooms	4
Year Built	2002
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:	1,758 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	34'3"
Front Exposure:	West
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2002 (Age: 24)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0212996
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$313.00
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'11" × 8'11" ·
Main Floor	Kitchen With Eating Area · 11'5" × 10'10" ·
Main Floor	Living Room · 16'11" × 13'11" ·
2nd Floor	Bedroom - Primary · 13'4" × 12'2" ·
2nd Floor	Bedroom · 11' × 9' ·
2nd Floor	Bonus Room · 18' × 13'8" ·

2nd Floor	Bedroom · 10'1" × 9'5" ·
2nd Floor	Bedroom · 9'11" × 9'5" ·
Basement	Bedroom · 9'10" × 9'5" ·
Basement	Flex Space · 16' × 13'7" ·
Basement	Office · 11' × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Wired for Sound
Exterior Features:	Garden, Storage
Patio And Porch Features:	Deck
Lot Features:	Gentle Sloping, Landscaped, Level, Low Maintenance Landscape, Meadow
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/78-tuscany-meadows-crescent-nw-calgary-a2359172/

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