799 Tuscany Drive NW

Calgary | Active | MLS® A2314889

$699,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2005**	**1,619 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

"" OPEN HOUSE: SUNDAY, , NOV. 8, 11:00 AM - 12:30 PM "" Family home, move in ready, well maintained on a quiet section of Tuscany Drive. Total of 3 bedrooms, 4 bathrooms, upper bonus room, main floor great room, family and games room down, fully developed basement, open main floor plan, very spacious, well landscaped and private backyard. Recent upgrades include: central air conditioning (2013), cedar deck (24x12 ft) and fence (2013), roof (2020), washer & dryer (2024), dishwasher (2025), stove (2018), Custom closests, Hunter Douglas blinds, interior painting and baseboards (2019), furnace serviced annually, upgraded light fixtures, switches, plugs (2019) Tuscany home association includes clubhouse, recreational facility, outdoor hockey rink (zamboni), Great access to walking and biking paths. Great family neighbourhood with numerous schools, shopping (groceries, drug store, restaurant, pub, medical, dental all nearby), playgrounds, great access to Highway 1, Banff & Kanaskis

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2314889
Bedrooms	3
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:	1,619 sq. ft.
Main Level Finished Area:	733.5 sq. ft.
Upper Level Finished Area:	885.5 sq. ft.

Below Grade Finished Area:	515 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,380 sq. ft.
Lot Frontage:	42'7¾"
Lot Details:	13x35x102x34
Front Exposure:	Southwest
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2005 (Age: 21)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0313596
Heating:	Mid Efficiency, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air, ENERGY STAR Qualified Equipment
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$308.00
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Murphy bed in basement (no mattress)
Restrictions:	None Known, Park Approval
Pets Allowed:	Cats OK, Dogs OK, No
Main Floor	Living Room · 16'6" × 12'1" ·
Main Floor	Kitchen · 10'11" × 9'1" ·
Main Floor	Dining Room · 10'11" × 9'5" ·
Main Floor	Laundry · 8'11" × 5'7" ·
Upper Level	Bedroom - Primary · 14'7" × 12' ·
Upper Level	Bedroom · 10'2" × 8'11" ·
Upper Level	Bedroom · 10' × 9' ·

2nd Floor	Bonus Room · 14' × 13'2" ·
Basement	Family Room · 15'10" × 12' ·
Basement	Media Room · 13' × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Other, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Open Floorplan, Vinyl Windows
Exterior Features:	Garden
Patio And Porch Features:	Patio
Lot Features:	Few Trees, Landscaped, Reverse Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	May 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/799-tuscany-drive-nw-calgary-a2314889/

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