93 Tuscany Meadows Common NW

Calgary | Active | MLS® A2344312

$899,900









Bedrooms	Bathrooms	Year Built	Living area
3	4	2001	2,040.73 sq. ft.

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Listed by RE/MAX First

A closer look

Welcome to this beautifully maintained home in Tuscany, one of Calgary's most desirable communities, ideally located close to parks, schools, shopping, and everyday amenities. A double attached garage, newer furnace, underground sprinkler system, and newer triple-pane windows on the main and upper levels add comfort and lasting value. The open-concept main floor is bright and inviting, beginning with a dramatic open-to-below front entrance. The kitchen features stainless steel appliances, a newer refrigerator, pantry, central island, and seamless flow into the dining and living areas. The spacious living room is anchored by a gas fireplace with a stone surround and wood mantle, while a large west-facing window captures beautiful natural light and mountain views. The adjacent dining area opens through sliding glass doors onto an expansive west-facing deck-the perfect place to relax, entertain, and enjoy Calgary's unforgettable sunsets. A second dining room, convenient two-piece bathroom, and laundry room with a utility sink complete the main level. Upstairs, a bright bonus room with numerous windows provides additional space for family gatherings, movie nights, or a children's play area. Two generously sized bedrooms share a three-piece bathroom, while the spacious primary retreat includes a private five-piece ensuite. The fully developed lower level offers even more flexible living space, featuring a large family room, a three-piece bathroom, and a private office behind French doors. Walkout access leads directly to the backyard, extending the home's living and entertaining space outdoors. With its functional layout, thoughtful upgrades, mountain views, walkout basement, and sought-after Tuscany location, this property offers an exceptional opportunity to enjoy northwest Calgary living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344312
Bedrooms	3
Bathrooms	4
Year Built	2001
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:	2,040.73 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	29'6"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2001 (Age: 25)
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:	0111064
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level, Sink
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Appliances:	Dishwasher, Gas Stove, Range Hood, Refrigerator
Inclusions:	Bonus room TV mount, Alarm system, Garage door opener, Basement TV, Basement fridge (as is)
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Breakfast Nook · 11'11" × 8'11" ·
Main Floor	Dining Room · 11'4" × 9' ·
Main Floor	Foyer · 8'6" × 7'9" ·
Main Floor	Kitchen · 13'3" × 11'11" ·
Main Floor	Laundry · 9' × 7'10" ·
Main Floor	Living Room · 15'1" × 12'8" ·
2nd Floor	Bedroom · 12'3" × 9' ·
2nd Floor	Bedroom · 13'3" × 10'3" ·
2nd Floor	Family Room · 17'10" × 13'6" ·

2nd Floor	Bedroom - Primary · 15'10" × 13'3" ·
Lower Level	Living Room · 21'1" × 12'7" ·
Lower Level	Office · 12'5" × 9'7" ·
Lower Level	Furnace/Utility Room · Measurements not available ·
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:	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Exterior Features:	Other
Patio And Porch Features:	Deck, Patio
Lot Features:	Landscaped, Rectangular Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/93-tuscany-meadows-common-nw-calgary-a2344312/

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