

# \$1,299,900 - 392 Tuscany Estates Rise Nw, Calgary

MLS® #A2217836

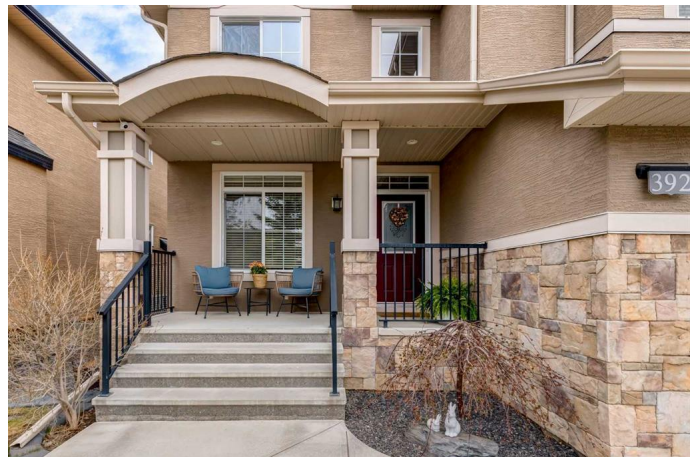
**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,843 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Perfect Family Home in sought-after Tuscan Estates!!! Pride of ownership shines through as you enter this luxurious home past the dedicated office space and across your hardwood floors. The open concept main floor layout is perfect for entertaining and having all the family over with a separate formal dining area, large family room with gas fireplace and a chef's dream kitchen complete with a huge island, cooktop, wall oven, built-in coffee maker, quartz counters and a tucked away butler pantry with bar fridge. A mudroom with loads of storage and an updated powder room complete this amazing main floor layout. Upstairs, you'll find 3 generously sized rooms, a cozy bonus room, a separate laundry room and a primary suite you need to see to appreciate with double closets, double vanity and oversized shower and tub, the perfect spot to wind down after a long day. The lower level is well-appointed and features a 4th bedroom, another full bath and a recreation room complete with a fireplace and a walk-up bar with 2 fridges, the perfect place for movie night with the family or to watch the game. You'll love the spacious backyard with deck and stamped concrete patio area complete with a pergola and a hot-tub rough-in, central air conditioning for those warm summer days and a family-friendly street that is walking distance to most schools in the community. This home has it all and is a great space for the growing family to make all those memories!!!



Built in 2009

## Essential Information

MLS® #	A2217836
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,843
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	392 Tuscany Estates Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0C5

## Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, No Smoking Home, Quartz Counters
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground
Lot Description	Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.