

# \$849,900 - 51 Tuscany Reserve Court Nw, Calgary

MLS® #A2210440

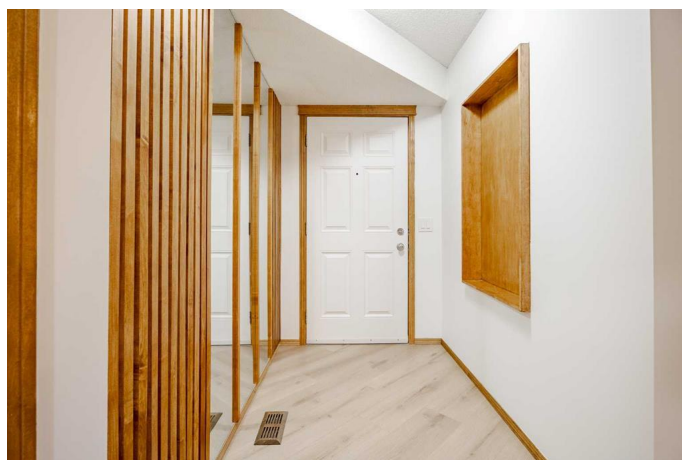
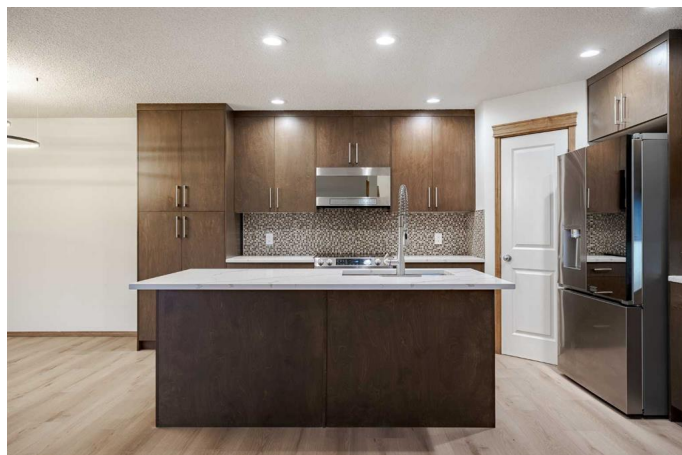
**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,858 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

**MOUNTAIN VIEWS!** Welcome to this beautifully renovated home located on a quiet, family-friendly street in the desirable community of Tuscany. Situated on a generous corner lot with a cul-de-sac setting, this residence boasts impressive curb appeal with charming grey vinyl siding, freshly painted wood trim, and an abundance of windows that invite natural light into the home. Recent renovations include new roof shingles, kitchen cabinetry, countertops, tile work, flooring, lighting, and much more—offering a move-in-ready experience with modern touches throughout. As you step inside, you™re welcomed by an expansive main floor featuring elegant vinyl plank flooring and rich wood accents that add warmth and character. The front den is ideal for a home office or an additional family room, perfectly suited for today™s dynamic lifestyle. The heart of the home is the gourmet kitchen, thoughtfully re-designed by Zen Living. It showcases high-end appliances including an electric stove and oven, a built-in microwave hood fan, an oversized French door refrigerator, and a built-in dishwasher. The walkthrough pantry enhances functionality and storage. Adjacent to the kitchen, a bright and spacious dining nook is adorned with a stylish light fixture and provides direct access to a covered vinyl deck—perfect for outdoor dining and entertaining. The inviting living room features a cozy corner fireplace with updated tile surround, a custom light fixture, and a large



window overlooking the mountains. Also on the main level is a custom-designed laundry area with built-in cabinetry and a well-appointed two-piece powder room. Upstairs, youâ€™ll find three generously sized bedrooms including a spacious primary retreat with a walk-in closet fitted with custom organizers and a luxurious 4-piece ensuite. This spa-inspired bathroom includes a large vanity, a corner soaker tub, a separate shower, and a private water closet. The two additional bedrooms share a thoughtfully designed main bathroom. The fully developed basement offers even more living space with a large recreational area, a custom-built entertainment unit, a fourth bedroom, and a full 4-piece bathroomâ€”ideal for guests or extended family. Step outside to enjoy the large backyard space, complete with a covered vinyl deck, a heated swimming pool, and picturesque views of the mountains, creating the ultimate setting for summer enjoyment and family fun. Located close to schools, parks, shopping, and dining, this home is perfectly positioned for families. With convenient access to Cochrane and the mountains, it also appeals to outdoor enthusiasts and weekend adventurers. Donâ€™t miss the opportunity to call this exceptional property your new homeâ€”schedule your private showing today!

Built in 2006

### **Essential Information**

MLS® #	A2210440
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,858

Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	51 Tuscany Reserve Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 10th, 2025  
Days on Market        11  
Zoning                      R-CG

**Listing Details**

Listing Office            Real Broker

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