

# \$849,900 - 15 Tuscany Hill Nw, Calgary

MLS® #A2209356

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,061 sqft  
Residential on 0.10 Acres

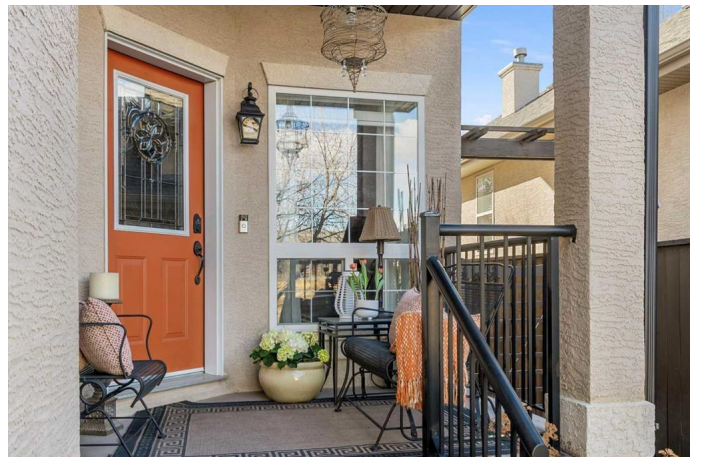
Tuscany, Calgary, Alberta

When you step through the inviting front entrance of this thoughtfully designed Tuscany home, you will discover a residence that truly understands family living. Nestled just across from Tuscany School with St. Basil School a short stroll away, this ideal location places education right at your doorstep.

The welcoming main floor greets you with a versatile flex room—perfect as a home office or study—before flowing into the heart of the home. Here, warm wood cabinetry, gleaming granite countertops, and stainless steel appliances create a kitchen that balances functionality with style. The adjacent dining nook captures views of the private backyard, while the family room with its cozy fireplace provides the perfect gathering space for everyday moments.

Thoughtful design elements shine throughout, from the distinctive light fixtures to the practical mud/laundry room with its custom built-in storage, folding counter, and front-load appliances. Rich hardwood flooring extends from the main level up the stairs, creating visual continuity and warmth.

Upstairs, the generously proportioned bonus room offers endless possibilities—large enough to accommodate a pool table alongside conversation areas, or serving as a secondary family space. The three upper bedrooms include a serene primary retreat



with walk-in closet and ensuite featuring soaker tub and separate showerâ€”a private sanctuary within this family haven.

The finished basement extends the home's livability with a cozy reading nook at the stairs' landing, spacious recreation room that easily divides into distinct living zones, and a fourth bedroom with nearby bathroomâ€”ideal for overnight guests or growing teenagers seeking independence.

Summer living truly shines in the backyard oasis, where mature trees and shrubs create natural privacy. The covered deck with its wooden arbour, tranquil water feature, and separate gazebo creates multiple outdoor rooms for entertaining and unwinding.

In a neighbourhood designed for active families, playgrounds and sports fields lie just minutes away. This special corner of Tuscany offers a place where lasting family memories await, in a home that embraces both comfort and connection.

Built in 2003

### **Essential Information**

MLS® #	A2209356
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 15 Tuscany Hill Nw  
Subdivision Tuscany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3L 2T4

### Amenities

Amenities Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Room, Visitor Parking  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Gazebo, Landscaped, Private, See Remarks  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 11th, 2025  
Days on Market 8

Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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