

# \$699,000 - 89 Tuscany Meadows Close Nw, Calgary

MLS® #A2207395

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,574 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

A well-designed 2-storey Willow Park plan by Cardel located on a quiet cul-de-sac in the highly desirable community of Tuscany. This 1,574 sq ft home offers a functional layout with an open floor plan, large windows, and neutral finishes. The main floor features oak hardwood flooring, a spacious island kitchen with a pantry, a dining area, and a living room with a cozy gas fireplace. A main-floor laundry room and a 2-piece bath add to the convenience. Step outside to the large deck, perfect for outdoor entertaining. Upstairs, you'll find a generous bonus room, ideal for a second living space or home office. The primary bedroom includes a 4-piece ensuite with a soaker tub, while two additional bedrooms share a separate 4-piece bath. Backing onto a green belt and just steps from a playground, this home is in a prime location close to schools, parks, pathways, and all the amenities Tuscany has to offer.

Don't miss this fantastic opportunity! Schedule your viewing today!

Built in 2001

## Essential Information

MLS® #	A2207395
Price	\$699,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	89 Tuscany Meadows Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M8

### **Amenities**

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

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	297
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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