

# \$1,199,900 - 2 Tuscany Estates Crescent Nw, Calgary

MLS® #A2244344

**\$1,199,900**

6 Bedroom, 4.00 Bathroom, 2,426 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

Beautiful custom home in Tuscany Estates! Incredible attention to detail in this stunning 6 bedroom home! This is an exceptional home for families seeking room to grow, with room to operate: high ceilings convey elegance, storage and layout for organization, and the custom wet bar and theater/media center invite entertaining. The greenspace backing transforms the backyard into a peaceful private retreat. This impeccably crafted 6-bedroom residence is nestled on a sought-after corner lot, backing directly onto tranquil greenspace featuring multiple sour cherry and apple trees.

Your guests are greeted by an impressive two-story foyer with dramatic high ceilings, alongside real walnut doors and rich millwork that elevate every space. The heart of the home is a spacious open-concept kitchen, fully equipped with a center island, high-end appliances, and a generous pantry. Flow effortlessly into the family room, complete with a fireplace for cozy evenings. The main floor bedroom is ideal for guests or people who prefer less stairs! The basement defines luxury meets leisure featuring a built-in wet bar ideal for hosting, a media center wired for incredible theater experiences and a large gym area with floor to ceiling mirrors, while storage is thoughtfully layered throughout—from large closets to intelligently built-in cabinetry and hidden storage zones.

Step outside to your private deck and patio,



overlooking beautiful greenspaceâ€”your peaceful outdoor retreat. Don't miss this stunning and unique home in Tuscany Estates, just steps from schools, shopping, restaurants and more!

Built in 2006

### Essential Information

MLS® #	A2244344
Price	\$1,199,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,426
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2 Tuscany Estates Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B2

### Amenities

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

### Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen
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	Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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