

\$1,250,000 - 47 Tuscany Glen Green Nw, Calgary

MLS® #A2219431

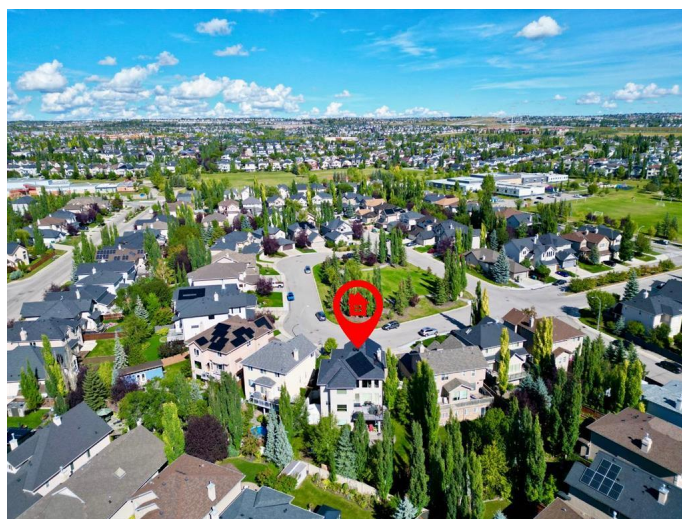
\$1,250,000

5 Bedroom, 4.00 Bathroom, 2,551 sqft

Residential on 0.19 Acres

Tuscany, Calgary, Alberta

Incredible mountain views, an expansive pie-shaped lot, and elegant living spaces define this stunning estate home located across from a serene park in the Estates of Tuscany! From the moment you arrive, you'll notice the impressive curb appeal and thoughtful layout. Stepping inside, you are greeted with vaulted ceilings and beautiful upgrades throughout the home. Just off the front entry is a dedicated home office, ideal for remote work or quiet study. Inside, the heart of the home is the gourmet kitchen featuring quartz countertops, ceiling-height cabinetry, stainless steel appliances, a walk-in pantry, and a large island with breakfast bar seatingâ€”perfect for casual meals and entertaining. The kitchen flows seamlessly into the bright eating nook, which opens directly to the back deck and fully fenced backyard. Mature trees, lush lawn, and plenty of room to roam make this massive pie lot a rare and valuable find. Whether hosting gatherings or simply relaxing, the outdoor space offers privacy and panoramic beauty. Back inside, the living room is warm and welcoming with a fireplace framed by a wooden mantle and tile surround, creating a cozy atmosphere while maintaining an open-concept connection to the kitchen and nook. A custom main floor laundry and mudroom, access to the double oversized garage and a 2 piece powder room complete this main level. Upstairs, discover a beautiful loft featuring amazing mountain views, overlooking the backyardâ€”an ideal bonus



space for family living or a quiet retreat. The primary suite captures stunning mountain views and features a walk-in closet and luxurious 5-piece ensuite complete with a corner soaking tub, standalone shower, double vanity, and private water closet. Two additional bedrooms and a 4-piece bathroom complete the upper level. Descending to the fully finished walkout basement, you are met with a spacious family room with a fireplace and built-ins, a large recreation area, a fourth bedroom, and a 5-piece bathroom with dual vanity. Enjoy direct access to the lower-level patio and backyard, blending indoor and outdoor living. Additional features include solar panels. This home offers timeless style, functional design, and an unbeatable location with park access, steps away from two top rated schools, playgrounds and incredible pathways all while boasting great mountain views. A rare estate opportunity that delivers on space, scenery, and sophistication. Pride of ownership is seen throughout!

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219431 |
| Price | \$1,250,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,551 |
| Acres | 0.19 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 47 Tuscany Glen Green Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2V9 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Park, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Few Trees, Landscaped, Lawn, Pie Shaped Lot, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |
| HOA Fees | 298 |

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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