

# \$769,900 - 141 Tuscany Meadows Close, Calgary

MLS® #A2210031

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,782 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

**\*\* Open House Saturday April 12 1 - 3 pm \*\***

Thoughtfully updated and ideally located in sought-after Tuscany, this fully finished detached home offers over 2,500 sqft of versatile living space, 4 bedrooms, and 3.5 bathrooms. The main level impresses with an open-concept layout, renovated kitchen, stylish new LVP flooring, and a bright living/dining area that flows to the private backyard—complete with mature trees and a quiet deck retreat. Upstairs, a bonus room with fireplace and mountain views sets the scene, while the spacious primary suite includes a walk-in closet and 4-pc ensuite. Two additional bedrooms and another full bath complete the upper level. The finished basement adds a large flex room, fourth bedroom, and 3-pc bath—perfect for guests, teens, or a home office. Additional highlights include air conditioning, a new roof, hot water tank, and updated bathrooms. With a double attached garage and access to Tuscany's parks, schools, transit, and the residents-only clubhouse, this home offers a complete package for modern family living.

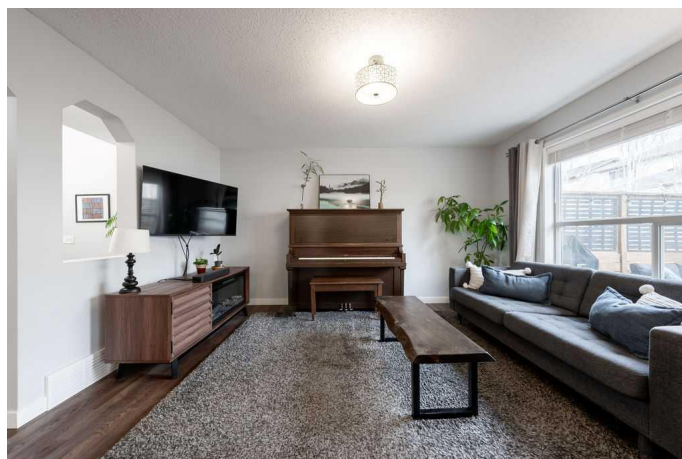
Built in 2001

## Essential Information

MLS® # A2210031

Price \$769,900

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,782
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	141 Tuscany Meadows Close
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M9

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Convection Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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