

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

MLS® #A2219431

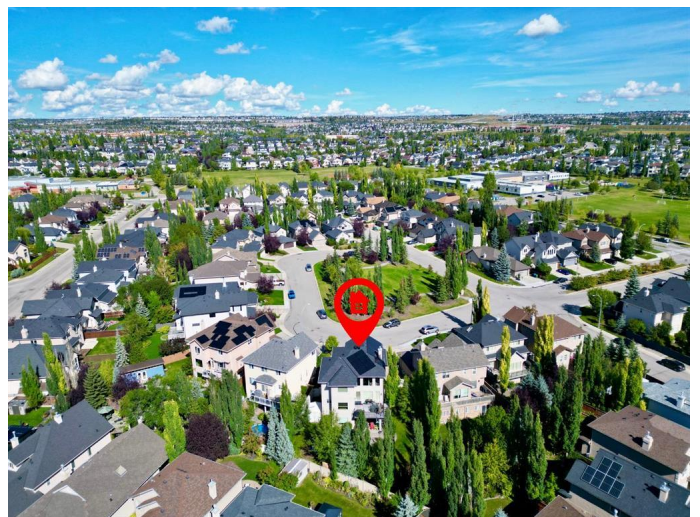
**\$1,250,000**

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 seating—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 backyard—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, Playground, Recreation Facilities, Picnic Area
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	1
Zoning	R-CG
HOA Fees	298

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX First

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