

# \$1,299,900 - 280 Tuscany Estates Rise Nw, Calgary

MLS® #A2231156

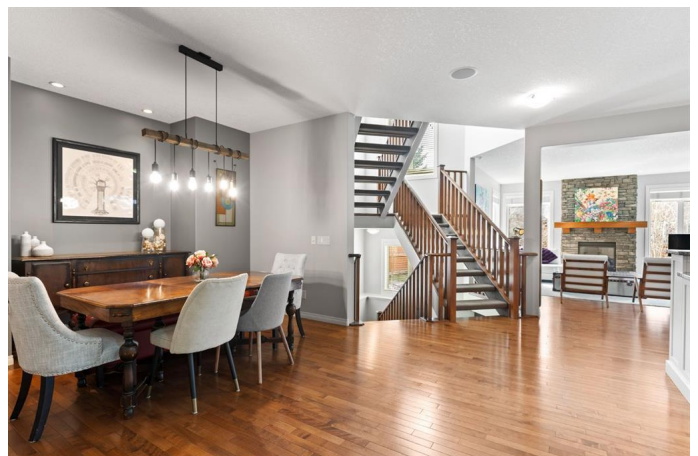
**\$1,299,900**

5 Bedroom, 4.00 Bathroom, 2,906 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Wow! This is the one you have been waiting for... Quality built Albi Home, located on one of Tuscany's most prestigious streets. Wonderful location in the Estate area, steps away from the ravine. This pristine property offers over 4200 sq ft of thoughtfully-designed living space, with 5 bedrooms and extensive upgrades. Stone and stucco exterior adds to the attractive curb appeal. You will be immediately impressed by the spacious open concept layout, high ceilings, gleaming hardwood floors and plentiful, West facing windows. Awaken the chef and entertainer in yourself, in the gourmet kitchen! Please note the astounding amount of cabinet space, granite countertops and 5-burner gas range. Simply walk through the large pantry, to the laundry room and oversized double car garage. An exquisite open riser staircase leads up to the second story which offers 4 great sized bedrooms, including an elegant primary suite. This exceptional retreat won't disappoint, with a double door entrance, airy vaulted ceilings and fully custom walk-in closet with extensive built-ins and a vanity. The luxurious 5 pc en-suite features his-and-her sinks, a spacious glass shower and deep soaker tub. Enjoy hanging in the basement beside the awesome wet bar and cozy rec room with projector. A 5th bedroom and 4-pc bathroom completes the lower level. The sunny West facing backyard boasts a deck with BBQ gas line, stamped concrete patio and lush private landscaping. Stay comfortable all year long



with two gas fireplaces and two AC units. Some noteworthy extras include: infra-red gas heater in the garage, ceiling speakers, two high efficiency furnaces, central vacuum, irrigation system & rounded corners. Tuscany is one of Calgary's most upscale and sought after NW communities, known for its scenic beauty and family oriented lifestyle. Enjoy the 170-acre natural ravine, mountain views, extensive pathways, ball fields, splash park and neighbourhood pub. Easy access to major roadways, schools, shopping and all amenities. You will love living here! Check out the open house and 3D VIRTUAL TOUR.

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231156    |
| Price          | \$1,299,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,906       |
| Acres          | 0.12        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 280 Tuscany Estates Rise Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 0B3                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                          |
| Heating           | High Efficiency, Forced Air                                                                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                       |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other                                                            |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Level, Many Trees, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Stone, Stucco, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |
| HOA Fees       | 308             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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