

# \$880,000 - 49 Tuscany Meadows Common Nw, Calgary

MLS® #A2220172

**\$880,000**

5 Bedroom, 4.00 Bathroom, 2,440 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to 49 Tuscany Meadows Common NW – ideally located within walking distance to parks, schools, and scenic pathways.

This immaculate home showcases true pride of ownership, featuring 5 bedrooms, 3.5 bathrooms, and over 3,560 sq. ft. of air-conditioned living space. The fully finished walk-out basement opens directly onto a greenbelt and walking path that connects you to Tuscany’s beautiful parks and nearby schools.

Step inside and you’re greeted by a stunning 17-foot ceiling in the entryway, setting the tone for the elegance throughout. The main floor offers a spacious home office, a formal dining room that comfortably seats 6–8 guests, and a bright white kitchen with quartz countertops, a large island, walk-in pantry, and a generous breakfast nook. The Great Room features a cozy gas fireplace, making it perfect for relaxing or entertaining.

Enjoy peaceful moments on the south-facing raised deck, where you can take in breathtaking views of COP and the Rocky Mountains – your own private retreat.

Additional main floor highlights include a boot room/laundry area with access to your double car garage, and a 2-piece powder room for your guests.



Upstairs, the extra-wide hardwood staircase leads to a large bonus room. At the back of the home, the primary suite offers peekaboo mountain views, a spacious 5-piece ensuite with double vanities and a corner soaker tub, and a walk-in closet. Two more sizable bedrooms and another 4-piece bathroom complete the upper level.

The fully finished walk-out basement provides even more space, featuring two additional bedrooms, a 3-piece bathroom, a large storage room, and a 333 sq. ft. recreation room complete with custom shelving and a second gas fireplace.

Step outside to your beautifully landscaped backyard oasis with a garden shed for storage. The back gate opens directly onto a greenbelt and walking paths, offering easy access to local parks and schools.

This well-maintained, move-in-ready home truly checks all the boxes.

Tuscany is known for its blend of natural beauty and community amenities. Enjoy an outdoor splash park, skate park, pickleball courts, and a winter skating rink. Youâ€™re also just minutes from local conveniences including a grocery store, hardware store, restaurants, and the Calgary Soccer Centre.

Be sure to view the 3D virtual tour or contact your favorite Realtor to book a private showing today. This is your perfect turn-key opportunity in Tuscany!

Built in 2001

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2220172  |
| Price  | \$880,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,440       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 49 Tuscany Meadows Common Nw |
| Subdivision | Tuscany                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3L 2L3                      |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Dog Park, Park, Playground, Golf Course |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached, Driveway        |
| # of Garages   | 2                                       |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bookcases |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                                                                   |
| Heating           | Forced Air                                                                                                                               |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                        |
| Fireplaces        | Gas, Mantle                                                                                                                              |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Finished, Full, Walk-Out                                                                                                                 |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Greenbelt |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame, See Remarks                     |
| Foundation        | Poured Concrete                                           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | R-CG           |
| HOA Fees       | 307            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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