

\$865,000 - 46 Tuscany Glen Way Nw, Calgary

MLS® #A2251358

\$865,000

4 Bedroom, 4.00 Bathroom, 2,008 sqft
Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Welcome to 46 Tuscany Glen Way NW - a beautifully maintained two-storey home nestled in the heart of Tuscany, perfectly situated between two elementary schools. This charming 4 bedroom, 3.5 bathroom residence offers a warm, inviting atmosphere with soft tones and a bright, open-concept layout. Gleaming hardwood floors lead you from the front entrance past a versatile flex room and into the heart of the home. The naturally lit kitchen is a true highlight, featuring stainless steel appliances, a central island, walk-through pantry, and a cozy dining nook surrounded by windows with direct access to the back deck – perfect for morning coffee or evening entertaining. The adjacent family room offers a welcoming space to relax, anchored by a stone-faced gas fireplace that adds warmth and character. Upstairs, the spacious primary suite features a walk-in closet and a bright and spacious 5-piece ensuite with dual vanities, an oversized shower, and a soaker tub. Two additional bright bedrooms share a generous main bath – ideal for growing families. The fully finished basement adds valuable living space, complete with a large recreation room, an additional bedroom, a full bathroom, and ample storage – perfect for guests, a home office, or family movie nights. This well-cared-for home offers a perfect blend of comfort, functionality, and style – all in a fantastic location close to schools, parks, and the many amenities of the sought-after Tuscany community. Don't miss the



opportunity to own this beautiful home.
Schedule your showing today and make it
yours!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2251358 |
| Price | \$865,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,008 |
| Acres | 0.12 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 46 Tuscany Glen Way Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2V8 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Picnic Area, Playground |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Microwave, Range |

| | |
|-----------------|----------------------------------|
| | Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 26th, 2025 |
| Days on Market | 10 |
| Zoning | R-CG |
| HOA Fees | 307 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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