\$849,900 - 46 Tuscany Glen Way Nw, Calgary

MLS® #A2251358

\$849,900

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 â€" 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 â€" 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 â€" perfect for guests, a home office, or family movie nights. This well-cared-for home offers a perfect blend of comfort, functionality, and style â€" 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 \$849,900

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

Amenities

Postal Code

Amenities Picnic Area, Playground

T3L 2V8

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 63

Zoning R-CG

HOA Fees 307

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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