



**13 Tuscany Vista Crescent NW  
Calgary, Alberta**

**MLS # A2296862**



**\$726,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,666 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** dining room hutch, trampoline, storage shed, alarm system hardware <as is>, Ecobee thermostat

Imagine the perfect home for your growing family & you’ll see it in this lovely two storey in the popular Northwest Calgary community of Tuscany. Built by Cardel, this fully finished 4 bedroom home enjoys brand new carpets, maple kitchen with quartz countertops, fantastic bonus room & fenced backyard with trampoline & deck. With over 2100sqft of developed living space, this bright & spacious home has a wonderful family-friendly main floor featuring rich hardwood floors, inviting great room with toasty gas fireplace, open concept dining area & sunny kitchen with walk-in pantry, centre island & the stainless steel appliances include new Samsung stove/convection oven (2026). Upstairs there are 3 bedrooms & 2 full bathrooms&hellip;highlighted by the primary bedroom with walk-in closet & ensuite with bathtub/shower combo. Over the garage & separate from the bedrooms is the airy bonus room&hellip;the ideal spot for the kids to play in, as your media room or just a space to relax with the family. The lower level &ndash; finished in 2014, has a 4th bedroom, another full bath & rec room area. Main floor laundry with newer Samsung washer & dryer (2021). The backyard is fully fenced & landscaped, complete with storage shed, gardens, large deck & trampoline. Additional improvements include new interior paint (2025), dishwasher (2024), roof (2020) & both the hardwood floors & quartz counters in 2021. A park with playground is walking distance from your front door, & all neighbourhood schools are all just minutes away. Prime location with quick & easy access to the Tuscany Club & Market, ravines & parks, winding bike & walking trails, transit (bus & LRT) & both Crowchild & Stoney Trails to take you to Crowfoot Centre, major retail centers, hospitals, University of Calgary & downtown.