

\$689,000 - 703 Tuscany Drive Nw, Calgary

MLS® #A2257755

\$689,000

4 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE â€¢ SATURDAY, OCTOBER 25 â€¢ 11am - 2pm! Welcome to this beautifully designed and meticulously maintained bi-level home, perfectly located in the highly sought-after community of Tuscany. Offering 4 bedrooms and 2.5 bathrooms, this spacious property blends functionality, comfort, and style. Making it an ideal choice whether youâ€™re looking to downsize or raise your family in a peaceful, convenient neighbourhood.

From the moment you step inside, youâ€™ll be greeted by an inviting, open-concept layout filled with natural light from large windows and a skylight overhead. The main living area features soaring vaulted ceilings, creating a bright and airy atmosphere thatâ€™s equally suited for relaxing evenings or entertaining guests.

The kitchen is a cookâ€™s dream, complete with stainless steel appliances, ample cabinetry, and a generous island with seating. Perfect for casual meals or conversations while cooking. Just off the kitchen, the dining area opens to a private deck, offering the perfect spot for summer barbecues or quiet evenings outdoors.

The primary suite serves as a peaceful retreat, featuring a spacious bedroom, walk-in closet, and a luxurious 4-piece ensuite. A versatile second bedroom (or home office), a



convenient 2-piece bath, and a laundry room complete the main floor.

The fully finished lower level expands your living space with a large rec room, two additional bedrooms, and another full bathroom. Whether you envision a home theatre, fitness area, or playroom, this level adapts easily to your lifestyle.

Living in Tuscany also means becoming a member of the Tuscany Club, a private community hub offering year-round activities and amenities. From tennis courts and a splash park in the summer to skating, programs, and events in the winter, the Club creates a true sense of connection and community for residents of all ages.

With its desirable location, thoughtful design, and access to outstanding community amenities, this home is a rare find in Tuscany. Don't miss your chance to make it yours. Contact us today to arrange your private showing and experience all this exceptional property has to offer.

Built in 2005

Essential Information

MLS® #	A2257755
Price	\$689,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.09
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	703 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A7

Amenities

Amenities	Clubhouse, Community Gardens, Park, Picnic Area, Playground, Recreation Facilities, Game Court Interior, Party Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	42
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.