

# \$899,900 - 49 Tuscany Meadows Common Nw, Calgary

MLS® #A2220172

**\$899,900**

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

Tuscany, Calgary, Alberta

Welcome to 49 Tuscany Meadows Common NW â€” 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 Tuscanyâ€™s beautiful parks and nearby schools.

Step inside and youâ€™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 6â€“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 â€” 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	\$899,900

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	Playground, Dog Park, Golf Course, Park
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	Private Yard, Garden
Lot Description	Landscaped, Backs on to Park/Green Space, Greenbelt, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.