

# \$949,900 - 38 Tuscany Glen Park Nw, Calgary

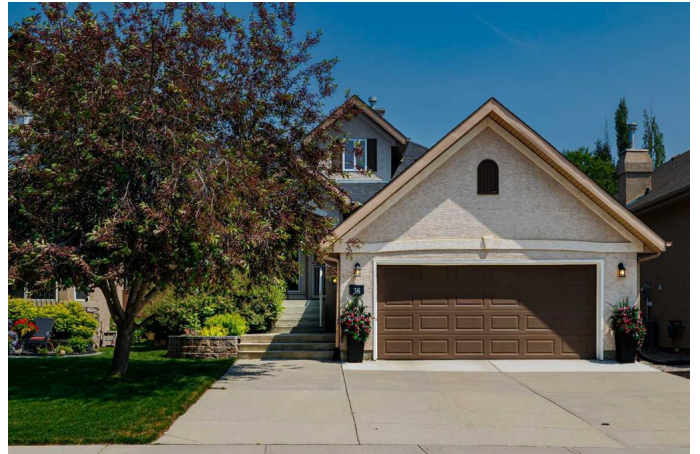
MLS® #A2234535

**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,538 sqft  
Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Welcome to this extraordinary luxury estate bungalow, an architectural gem perfectly positioned across from two breathtaking ravines with mountain views, quiet walking paths and in one of the area's most prestigious and tranquil enclaves. Blending timeless elegance with contemporary sophistication, this impeccably crafted home offers refined single-level living with thoughtful design, premium finishes, and an unmatched connection to nature. From the moment you arrive, you'll be captivated by the home's striking curb appeal, oversized driveway, covered front porch and all set on a meticulously landscaped lot and framed by mature trees. Inside, soaring ceilings, tile flooring, and luxury finishing throughout set the tone for this exceptional residence. The main level features an expansive, light-filled great room with oversized windows showcasing picturesque and incredibly private backyard. The gourmet kitchen is a chef's dream, complete with quality stainless appliances, double builtin ovens, custom cabinetry, a massive center island, generous countertops for prepping, and a dedicated pantry that adds both elegance and practicality. The open-concept design flows seamlessly into the dining area and great room, where a sleek 2 way gas fireplace anchors the space and creates an inviting ambiance for entertaining or quiet evenings at home. The main-floor flex room offers versatility to suit your lifestyle—ideal as a home office, library, or



formal sitting room. The primary bedroom suite is a private sanctuary- a true retreat. A Cozy fireplace provides a special vibe, a large walk-in closet with custom built-ins, and a spa-inspired ensuite featuring a deep soaker tub, oversized glass shower, and dual vanities with granite counters. Downstairs, the fully developed lower level features two generously sized bedrooms, a full bath, and a massive family/media room with a custom built-in bar and plenty of room to relax or entertain. Radiant IN-FLOOR HEAT adds an extra layer of comfort, while oversized windows provide natural light and warmth. Step outside into your lush, private backyard oasis, landscaped impeccably, framed by mature trees for maximum privacy. Whether you're enjoying morning coffee on the covered patio or hosting summer gatherings, this outdoor space is designed for beauty and serenity. Perfectly situated just steps from peaceful ravine pathways and scenic walking trails, yet close to all the amenities of upscale living, schools, transportation and much more. This bungalow offers central air for cool summer evenings and a rare opportunity to own a home that blends luxury, lifestyle, and location in perfect harmony.

Built in 2004

**Essential Information**

MLS® #	A2234535
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.12
Year Built	2004

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	38 Tuscany Glen Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2T7

### Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Garden, Landscaped, Lawn, Level, Treed, Underground Sprinklers, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	73
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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.