

\$1,050,000 - 42 Tuscany Reserve Gate Nw, Calgary

MLS® #A2243476

\$1,050,000

4 Bedroom, 4.00 Bathroom, 2,263 sqft

Residential on 0.12 Acres

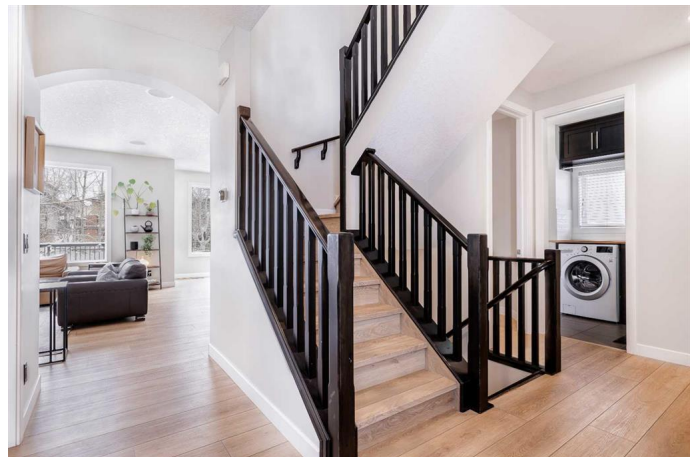
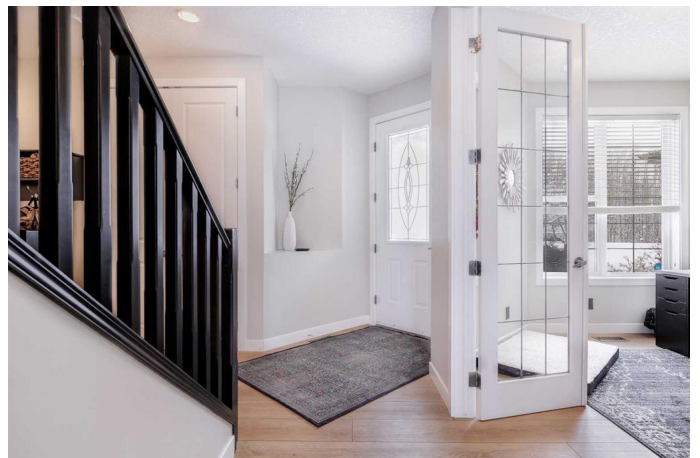
Tuscany, Calgary, Alberta

Welcome to 42 Tuscany Reserve Gate NW
â€” Where Luxury Meets Location in the Heart
of Tuscany

This exceptional, fully upgraded home is nestled on one of Tuscanyâ€™s most desirable streets, backing directly onto greenspace and walking paths, and fronting a beautiful treed reserve. Offering over 3,000 sq. ft. of thoughtfully designed living space, this home blends high-end upgrades, smart functionality, and family-friendly comfort. Step inside to discover wide plank luxury vinyl floors throughout the main and upper levels, a stunning real stone gas fireplace, and a beautifully renovated primary ensuite. The heart of the home â€” the kitchen â€” features floor-to-ceiling cabinetry, new countertops and backsplash, a gas range, built-in oven and microwave, and a reverse osmosis water filtration tap.

Enjoy year-round comfort with central A/C, in-ceiling speakers on all three levels, dimmer switches throughout, a Nest thermostat, and phantom screens at the front and back doors. The fully developed basement includes a spacious rec room, full wet bar with two bar fridges and a dishwasher, and custom built-in entertainment cabinetry â€” perfect for hosting and relaxing.

Upgrades continue outdoors with permanent WiFi-controlled Trimlights, a large two-tiered deck refinished in 2024, and custom landscaping. The oversized double garage includes a new WiFi-controlled door, built-in



workbench, and extended storage. Enjoy a dog run, underground sprinklers, and mature trees for privacy.

This home offers not only top-tier finishes and smart upgrades but also an unbeatable location with green space front and back. Properties like this donâ€™t come along often â€“ book your showing today and experience the best of Tuscany living.

Built in 2006

Essential Information

MLS® #	A2243476
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,263
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	42 Tuscany Reserve Gate Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A6

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Lighting, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, Private, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	225
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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