



## 347 Tuscany Estates Rise Calgary Alberta

\$1,215,000

#1, 347 Tuscany Estates Rise NW: Opportunities to purchase rarely come available at the Vistas, a private and well-situated luxury villa development in the Estates of Tuscany. Beautiful architecture, elegance, and sophistication define this signature complex, offering the perfect combination of luxury and turnkey lifestyle. Unit #1 offers a spacious and open floor plan with hardwood flooring and soaring ceilings ranging in height from 9 to 13 feet. The living room hosts a gas fireplace with built-ins, and flows seamlessly into the generously-sized dining room. The kitchen offers ceiling-height cabinetry with gorgeous granite countertops, built-in upgraded stainless steel appliances, a butler's pantry, and double sliding door access to the patio. The primary bedroom offers pure luxury with its spa-inspired five-piece ensuite and nearly 120 square feet of walk-in closet space. The two-piece bathroom, dedicated laundry room, and hallway pocket-office complete the main level. Downstairs you will find a large family room with built-ins for your media, and a beautifully developed wet bar with a beverage fridge, dishwasher, and a Eurocave 182-bottle wine cooler in a separate area. In addition there are two spare bedrooms (or a spare bedroom and an office), a four-piece guest bathroom, a great flex space or den (perfect as a studio or gym), and two large storage areas. The oversized fully finished, heated garage with epoxy flooring has the clearance and space for a car lift and a small workshop. This well-kept property is outfitted with an efficient boiler/fan-coil heating system (a new boiler was just installed in January 2024), in-floor heat, softened water, irrigation, and so much more. Surrounded by green space in a serene ravine setting, residents of the Vistas of Tuscany enjoy a lock-and-leave lifestyle with easy access to nearby walking paths and parks, ...

4pc Bathroom 7.92 Ft x 11.08 Ft  
Other 8.42 Ft x 8.42 Ft  
Bedroom 14.83 Ft x 15.92 Ft  
Exercise room 16.50 Ft x 12.00 Ft  
Bedroom 11.83 Ft x 15.92 Ft  
Family room 17.33 Ft x 19.92 Ft

Dining room 14.50 Ft x 14.00 Ft  
Foyer 14.17 Ft x 12.75 Ft  
Kitchen 13.92 Ft x 25.67 Ft  
Laundry room 5.83 Ft x 6.33 Ft  
Living room 15.00 Ft x 17.50 Ft  
Other 5.75 Ft x 8.08 Ft

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Listing Presented By:



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)

Storage	12.00 Ft x 10.83 Ft	Primary Bedroom	15.50 Ft x 16.75 Ft
Furnace	18.92 Ft x 24.00 Ft	Pantry	12.67 Ft x 5.92 Ft
2pc Bathroom	5.75 Ft x 5.92 Ft	Other	8.92 Ft x 14.50 Ft
5pc Bathroom	19.00 Ft x 10.67 Ft		