



**GRASSROOTS**  
REALTY GROUP

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**171 Tuscany Ridge Close NW**  
**Calgary, Alberta**

**MLS # A2218399**



**\$974,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,376 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Parking P		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Private, Street		

<b>Heating:</b>	Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge/Freezer in Storage Room & Stand-Up Freezer in Laundry Room, Shed		

Beautifully maintained, this 2-story family home with fully developed basement and only steps from schools, is not to be missed! Situated on a LARGE CORNER LOT, this home offers 5 BEDS + 3.5 BATHS for the comfort of growing families, multigenerational living or those who love to entertain. Step into a space that is polished, practical and a little bit playful! The open-concept floor plan begins with a grandiose foyer, large windows allowing for natural light, and an adorable window bench seat. Moving into the heart of the home, the kitchen will have your inner chef swooning. Think sleek cognac cabinetry, ample counter space, upgraded appliances (Bosch, Miele, LG), central vac toe kicks and a walk thru pantry that leads directly to a mudroom and convenient 1/2 bath &ndash; right off the high-ceiling oversized 2-car garage. The airy Livingroom with floor-to-ceiling custom drapery invites cozy nights by the fireplace or lively game nights with friends, while the formal dining area brings a touch of class for hosting dinner parties & holidays feasts. Step outside to the back deck where the gas bbq hookup sets the scene of summer grilling, all in the privacy of your professionally landscaped yard home to mature trees, perennial flower gardens, boulder retained walls, full irrigation system and plenty of room to relax or play. Heading upstairs to the 2nd level designed for both functionality and flow, you’ll find the generous BONUS ROOM again surrounded by windows. Just beyond, discover the primary bedroom, ensuite with both soaker tub & shower as well as an expansive walk-in closet. 2 ADDITIONAL BEDROOMS + FULL BATH complete the space offering comfort for family or guests. The fully developed basement adds even more everyday convenience to the living space with egress windows throughout. 2 ADDITIONAL BEDROOMS, FULL BATH, family room for

the teens to escape for gaming/movie nights and laundry room. An additional bonus is the MASSIVE STORAGE/cold room with built-in shelving and separate fridge/freezer to ensure all your additional items have their space. ALL MAJOR UPDATES HAVE BEEN TAKEN CARE OF!! – HE Furnace (January 2025), 55L HWT (March 2025), Upgraded Shingles (