



GRASSROOTS
REALTY GROUP

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**90 Tuscany Ridge Common NW
Calgary, Alberta**

MLS # A2227613



\$664,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,439 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: backyard shed, basement ceiling anchor, wood shelves on the basement orange wall, basement TV wall bracket, baby gates, office felt board, doorbell camera, 1 fan remote (primary bedroom fan),

Price Reduced \$15k! OPEN HOUSE - Saturday June 28th 10am-noon. Welcome to this exceptional home nestled in the highly sought-after community of Tuscany. Offering a rare combination of functionality, location, modern updates and affordability. Set on a beautiful lot on a quiet street with a west facing backyard and an east facing front porch to enjoy your morning cup of coffee. As you step through the front door, you're greeted with an abundance of natural light, crisp white walls, beautifully updated vinyl flooring, plush grey carpet and a striking staircase with updated railings. A large, bright home office off the entryway provides the perfect space for remote work or quiet focus. Alternatively, this space could be used for a formal dining area for hosting dinner guests. The open concept main floor features the kitchen with stainless steel appliances, an updated Bosch dishwasher (2023), pantry, a raised breakfast bar and is beautifully integrated with the dining and family room area. The family room is highlighted by a beautiful gas fireplace with an updated mantle and framed by large windows overlooking the backyard. The upper floor features a huge primary suite with room to accommodate a king size bed with nightstands, a raised lounging area overlooking the backyard with mountain views and a 3pc en-suite bathroom. 2 additional bedrooms and a 4pc bathroom complete the upper floor. The 4th bedroom is located in the basement along with the spacious rec room, the utility/laundry area with Samsung AI technology front load laundry machines (2023) and a storage room. Live comfortably during the hot summer months with the addition of central air conditioning (2022). While the hot tub is not included in the sale, the hot tub electrical rough-in will be there for you to install your dream

hot tub to enjoy the backyard year round. Potential to build a double detached garage with alley access at the back of the property. The current set-up allows you to open the back fence to conveniently park a vehicle or store a recreational vehicle on the property. Trust the safety of a quick walk to Eric Harvie School, playgrounds, ball diamonds and Tuscany's exceptional pathway system. Tuscany offers a vibrant community lifestyle with access to a private resident's rec centre, complete with a splash park, tennis courts, ice rink, playground and year-round programming. Enjoy the shopping plaza with the newly renovated Sobey's, Dental/Medical/Chiro/Massage, Starbucks, Veterinarian, Liquor, Scotiabank, and Neighbourhood Pub. Conveniently located by bus stops, the Tuscany LRT station and easy access to Stoney Trail ring road or head west to the mountains for weekend getaways. Check out the iGuide 3D tour and the promotional video!