



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**300 Tuscany Ridge Heights NW
Calgary, Alberta**

MLS # A2230347



\$624,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Ring Door Bell

This lovely two-storey home offers the perfect blend of functionality, comfort, and proximity to schools and all amenities. Stepping inside, the kitchen is designed for everyday living and effortless entertaining. A central island with raised eating bar anchors the space, offering additional seating and prep room, while a corner pantry keeps everything organized and within reach. The kitchen flows seamlessly into the eating nook and living room, creating an open-concept layout ideal for gathering with family or hosting friends. From the nook, step out onto the back deck—perfect for summer barbecues or morning coffee overlooking the backyard space. Fully fenced, and located beside by a walking path, this property provides both privacy and direct access to nature, making it an ideal retreat for families, pet owners, and outdoor enthusiasts alike. Back inside, the living room is cozy and inviting, featuring a corner fireplace with stone surround and mantle that adds warmth and character to the main level. Upstairs, the primary suite offers a spacious bedroom retreat complete with a 4-piece ensuite, walk-in closet, and large window that brings in plenty of natural light. Two additional bedrooms are generously sized and share a full 4-piece bathroom, making it an ideal setup for growing families or guests. Convenient upper-level laundry, neatly tucked into a hallway closet, adds everyday ease and accessibility. The full, unfinished basement presents a blank canvas with endless potential—whether you dream of creating a home gym, playroom, media space, or additional bedrooms, the layout is ready for your vision. With its thoughtful layout, inviting finishes, and a prime location this home offers exceptional value and everyday comfort in a peaceful, well-connected setting.

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