



**GRASSROOTS**  
REALTY GROUP

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## 252 Tuscany Reserve Rise NW Calgary, Alberta

**MLS # A2236329**



**\$783,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,798 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting,		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Refrigerator, Stove, Dishwasher, Hood fan, Built in Microwave, AC Unit, All window coverings, Water softener, Garage door opener with control(s), Water softener

\*\*\* OPEN HOUSE Sat Jul 12, 2025 2pm &ndash; 4pm \*\*\* Welcome to this beautifully updated two-storey detached home located in the highly sought-after community of Tuscany! This 3-bedroom, 2.5-bathroom, air conditioned home offers a perfect blend of comfort, style, and space for the modern family. Step inside to discover updates such as fresh new paint, updated fixtures, and a warm, welcoming layout that flows effortlessly from room to room. The heart of the home is the stunning updated kitchen, featuring gleaming stainless steel appliances, a large corner pantry, designer tile backsplash, a breakfast bar, and ample cabinetry&mdash;perfect for both daily living and entertaining. Adjacent to the kitchen is a bright dining space and a cozy living room with a corner gas fireplace, ideal for relaxing evenings or hosting guests. Upstairs, you&rsquo;ll find a spacious bonus room, perfect for an additional living space or home office. The generously sized primary bedroom features automatic blackout blinds, a walk-in closet and a beautifully updated 5 piece ensuite bathroom. Two additional bedrooms and a full bathroom complete the upper level. The unfinished basement hosts a well maintained mechanical room, complete with a water softener and AC, and offers endless possibilities for future development. Outside, enjoy the large deck and fully fenced backyard&mdash;a great space for kids, pets, or weekend BBQs. A double attached garage provides both convenience and extra storage. Located in a quiet area of Tuscany and close to schools, parks, trails, and shopping, this move-in-ready home offers the perfect combination of value, space, and location.