



GRASSROOTS
REALTY GROUP

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**58 Tuscany Ridge View NW
Calgary, Alberta**

MLS # A2245738



\$799,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: washer and dryer in basement, refrigerator in basement

This fully developed, walk-out home with AC, legal secondary suite, 2 storey home in Tuscany is waiting for a new family! Beautiful white kitchen with quartz counter tops & large south facing windows, this spacious open concept layout offers plenty of options for family living & entertaining. Large bedrooms, two full baths & a fabulous bonus room complete the upper floor. Vaulted ceilings & brick faced fireplace make this a cozy place to enjoy movie night. The legal secondary suite walk out basement with two bedrooms, bathroom, also comes with another laundry set. Close to shopping, schools & public transportation without the traffic noise to content with, this is a perfect home for all demographics!