



GRASSROOTS
REALTY GROUP

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86 Tuscany Ridge View NW
Calgary, Alberta

MLS # A2254025



\$759,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,045 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: TV mounts in all rooms, outdoor shed, garage fridge and freezer, kitchen bar stools, nest doorbell and security cameras, front room cabinet

Welcome to 86 Tuscany Ridge View! This stunning 4 bedroom home is situated in the heart of Tuscany, offering a VERY quiet private backyard and mountain views from the front of the home. Inside, the open-concept design blends style and functionality. A front office/den sets the tone, leading into a bright and spacious living room with a three-sided fireplace, a sun-filled dining nook, and a beautiful chef's kitchen with granite countertops and updated cabinetry, perfect for both entertaining and everyday living. Upstairs, retreat to the primary suite with a walk-in closet and 4 piece ensuite. Two generously sized bedrooms and a large bonus room provide plenty of space for family life. The fully developed basement expands your options with a fourth bedroom, full bath, versatile craft/workout room, and a spacious recreation area. New Furnace and Air Conditioning installed in 2022! This home is more than just a place to live, it's a lifestyle. Enjoy your private backyard, explore nearby walking paths, and take advantage of all the schools, shops, transit, and amenities that make Tuscany one of Calgary's most sought-after communities.