



GRASSROOTS
REALTY GROUP

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27 Tuscany Ridge Heights NW Calgary, Alberta

MLS # A2255417



\$629,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters		

Inclusions: Storage shed, children playhouse and slide

Beautiful 2-Storey Home in Desirable Tuscany – Ideal for First-Time Buyers, Investors, or Small Families! Welcome to this bright and spacious 2-storey home offering nearly 2,000 sq ft of comfortable living space in the highly sought-after community of Tuscany. Thoughtfully designed with an open-concept main floor, this home features a chef-inspired gourmet kitchen complete with stainless steel appliances, a gas stove, and an oversized quartz island with a breakfast nook—perfect for casual dining or entertaining. The inviting living room showcases gleaming hardwood floors and a stunning stone-faced fireplace, creating a warm and welcoming atmosphere. Upstairs, you’ll find a sunlit primary bedroom with a walk-in closet and private 4-piece ensuite, along with two additional bedrooms and a second full bathroom. The fully developed basement offers extra living space with a cozy family room, den, laundry area, and a convenient 2-piece bathroom. Additional features include central air conditioning, a water softener, and tasteful finishes throughout. Situated in a prime location, this home is just a 2-minute drive to St. Basil School, a short walk to Eric Harvie School, and within walking distance to Sobeys. Tuscany LRT station and several bus stops are close by, providing an easy 15-minute commute to downtown Calgary. Enjoy proximity to major grocery stores like Walmart, Superstore, and more. This is a must-see home in a family-friendly neighbourhood – don’t miss out!