



GRASSROOTS
REALTY GROUP

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

235 Tuscany Ridge View NW
Calgary, Alberta

MLS # A2260272



\$779,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,863 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Faces Front | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, French Door, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | Storage shed. NOTE: alarm system/Skybell doorbell contract can be assumed at \$50/month (Telus). | | |

All you need to do is move-in, unpack & enjoy this truly wonderful home in the popular family community of Tuscany, nestled here on this quiet crescent within walking distance to the Tuscany Club & Market. This beautifully updated two storey from Cedarglen boasts vinyl plank floors & brand new central air, total of 4 bedrooms + den, sleek white kitchen with quartz countertops & a host of improvements including new roof, basement development, landscaping & paint. Bathed in natural light, you'll just love the open concept flow of the main floor with its expansive windows, spacious living room with stone-facing fireplace, large dining room with access to the backyard deck & designer kitchen with island & soft-close cabinetry, walk-in pantry & stainless steel appliances (all new 2023-2024) including Samsung stove with induction cooktop + reverse osmosis system. Upstairs there are 3 lovely bedrooms & 2 full bathrooms...highlighted by the primary bedroom with walk-in closet & renovated ensuite with quartz-topped double vanities, free-standing tub & oversized shower with body-jets. The newly finished basement - completed in 2023 with permits, has a great-sized 4th bedroom, full bathroom & rec room with built-in ceiling speakers. Main floor also has a dedicated main floor office with French doors & laundry room with Samsung washer & dryer. The backyard is fully fenced & landscaped, with a storage shed for your gardening tools & terrific deck where you can enjoy the great outdoors. Among the many improvements since 2023: basement, tile floors in 2nd floor family bathroom, kitchen & laundry appliances, toilets, interior paint, garage door opener, master ensuite, exterior landscaping (front & back), front door & garage door paint, roof & central air (warranty until 2035). Top-notch location here in one of Northwest Calgary's most desirable neighbourhoods,

within minutes to all 4 of Tuscany’s schools (Eric Harvie, Twelve Mile Coulee, St. Basil & Tuscany), the Tuscany LRT & bus stops, off-leash areas & parks, plus quick & easy access to Stoney & Crowchild Trails to take you to Crowfoot Centre, Shane Homes YMCA, University of Calgary, major retail centers, hospitals & downtown.