



GRASSROOTS
REALTY GROUP

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**285 Tuscany Ridge Heights NW
Calgary, Alberta**

MLS # A2261016



\$790,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,988 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: HOT TUB AS IS

~WELCOME to the Desirable Community of TUSCANY ~ Situated in close proximity to all amenities, this community boasts the Tuscany LRT station, park, playground, walking distance to Eric Harvey, Twelve Mile Coulee Junior High School, Catholic school, and French immersion school. *This meticulously maintained by "ORIGINAL OWNER" and pristine two-story residence spans 2705 square feet and comprises four bedrooms, three and a half bathrooms, a double-attached front garage, and a fully finished basement has a HUGE REC ROOM a bedroom and a full washroom. Conveniently located near all amenities, Stoney Trail Ring Road, Crow-Child Trail, Tuscany Market, Tuscany Club, parks, and the Tuscany LRT station, BOWNESS PARK, EASY ACCESS TO THE MOUNTAINS. Your new home welcomes you with an open concept, bright, and spacious living area. Gleaming hardwood flooring permeates the main floor, while a spacious den connects to the living space. Your spacious living room is flooded with tons of natural light and features a cozy gas fireplace. Your NEW CHEF'S KITCHEN Boasts a lot of cabinetry, an island, and all stainless steel appliances, including a refrigerator, electric stove, hood fan, dishwasher, washer, and dryer. A dining area off the kitchen provides ample space for a large dining table. The main floor also includes a two-piece washroom and laundry facilities. *Upper level also features, a Huge Bright BONUS ROOM facing east with ample windows *Upper level Your House has a Large size Master Bedroom, Your master suite will be a private Oasis with SOAKER tub & standing Shower, A walk-in closet & This level also has 2 other LARGE SIZED BEDROOMS A full 3 PIECE bathroom complete this Level. The BASEMENT IS FULLY FINISHED with a one-bedroom, full 3 Piece washroom a TILED STANDING SHOWER,

and a spacious REC ROOM featuring an electric fireplace. The backyard is fully landscaped, fenced, and boasts a spacious deck ideal for barbecuing. It is a sunny west-facing backyard perfect for summer gatherings and includes a hot tub suitable for winter gatherings. This immaculate house is furnished with all appliances, a hot tub, water softener, and a central vacuum system. Do not miss out on this opportunity to view!