



GRASSROOTS
REALTY GROUP

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64 Tuscany Ridge Green NW
Calgary, Alberta

MLS # A2262414



\$825,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, See Remarks, Street Lighting, Treed		

Heating:	High Efficiency, Heat Pump, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, See Remarks		

Inclusions: Window coverings, Light fixtures

It's everything you could want in a large home for the large family. Almost 3000 sq/ft of living space across all 3 levels with 5 bedrooms on a pie shape lot providing a big back yard. Nestled on a stunning location, tucked away in a quiet corner of the street overlooking a beautiful park/playground, just around the corner from all your daily needs at the local shopping centre. The kitchen is breathtaking with it's huge granite island along with abundant counter and cupboard space and high-end finishes. The cozy living room is well integrated into the open concept of the main floor. The dining room is elegant as is the discrete little powder room just down the hall. Main floor conveniences like the generous mudroom, central laundry and smart walkthrough pantry will impress. No carpets on the main floor or upper level makes the living spaces sleek and clean. The Master bedroom is spacious and well appointed with walk-in closet and 5 pc en-suite bathroom. Two bedrooms and full bath complete the upper level which also boasts peek-a-boo views of the mountains and COP. The lower level is host to 2 more generous bedroom with big bright windows, 4 pc bath and plenty of storage space. The house has been well tended and upgraded with genius features including heat pump cooling/heating system which uses no gas when it's warmer than -5 Celsius and solar panels that provide electric rebates and credits for a good portion of the year. The back yard is the envy of all, with extensive deck space, tons of yard and a gorgeous atmospheric retreat under the lighted pergola and outdoor fireplace mantle: perfect for cooling autumn nights. Absolutely no compromises or disappointments here, see for yourself and get ready to move home.

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