



GRASSROOTS
REALTY GROUP

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20 Tuscany Ridge Green NW
Calgary, Alberta

MLS # A2265851



\$949,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Move into the highly sought after neighborhood of Tuscany! Situated in a rare location, this immaculate four bedroom residence offers spacious and elegant living across an expansive PIE SHAPED LOT, directly across from a beautiful park/green space with a great kid's playground. The beautifully designed kitchen boasts an abundance of cabinetry, lots of counterspace with granite countertops, and a convenient walk-in pantry. The corner sink provides views of the meticulously landscaped backyard, creating an inspiring space to prepare your favorite meals. This open concept kitchen seamlessly flows into the inviting family room with a fireplace feature wall with custom built-in cabinetry and shelving, offering warmth and elegance. The generous eating area easily accommodates a full sized dining table, perfect for hosting family gatherings or dinner parties. From here, step through the garden door to the exquisite covered deck, ideal for outdoor dining, relaxation, and enjoying the STUNNING ZEN LIKE BEAUTY OF THE BACKYARD! Upstairs has well proportioned bedrooms, including a luxurious primary suite that promises rest and relaxation. This sanctuary features an ensuite bathroom complete with dual vanities, a corner soaker/jetted tub, and a separate shower, providing a spa like experience at home. The WELL THOUGHT OUT BASEMENT DESIGN has a spacious family room with a large window, bedroom number four and a full bathroom. Tuscany is one of Calgary's premium neighbourhoods with four schools, lots of parks and greenspace, the Tuscany LRT, quick easy access to downtown, University of Calgary, Foothills Hospital and the Rocky Mountains.