



GRASSROOTS
REALTY GROUP

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

MLS # A2275923



\$799,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,794 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Storage/Playhouse

Step into refined living with this completely renovated 1,800 sq. ft. detached home in the highly sought-after community of Tuscany. With 3+1 bedrooms and 3.5 baths, this residence has been transformed with premium finishes and thoughtful design throughout. The main level offers a bright, open-concept layout accented by high-end luxury vinyl plank (1cm) flooring and an abundance of natural light. The newly redesigned kitchen serves as an elegant focal point, showcasing polished quartz countertops, a brand-new fridge, filtered drinking water, stylish new blinds, and modern fixtures that elevate both beauty and functionality. Upstairs, every bathroom has been upgraded with sleek luxury tiles and soothing HEATED floors, creating spa-inspired spaces meant for relaxation. From top to bottom, no detail has been overlooked - each element contributes to a fresh, upscale environment. The fully finished basement enhances the home with a generous living area, an additional bedroom, and a contemporary full bathroom, offering flexibility for guests, in-laws, or a private retreat. Outside, the home continues to impress with a double attached garage, a charming custom playhouse with built-in storage, and serene mountain views that provide a picturesque and calming backdrop. Practical upgrades such as a new water tank and water softener add to the home's long-term comfort and value. Perfectly positioned near Canada Olympic Park, popular shopping destinations, the University of Calgary, and nearby train stations, this home combines luxury living with exceptional convenience. Completely move-in ready and situated in one of Calgary's most desirable neighborhoods, this Tuscany home delivers a level of quality and lifestyle rarely available.

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