



**99 Tuscany Ridge Terrace NW  
Calgary, Alberta**

**MLS # A2278869**



**\$675,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, French Door, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage shelving, lawnmower		

Welcome to Tuscany! This well-located home offers a rare opportunity to own in one of NW Calgary's most sought-after communities. This home enjoys peaceful mountain views backing onto greenspace, with no neighbours behind you. Step inside to a large, welcoming foyer that leads to a den with French doors, perfect for a home office or quiet retreat, a powder room and main-floor laundry area. As you walk to the main living areas, you'll notice bright, natural light, creating a warm atmosphere throughout the space. The kitchen has a large island perfect for entertaining and opens up to the dining and living areas, where a triple-sided gas fireplace adds warmth and ambiance while maintaining an open and airy feel. Head out onto the balcony with a gas line hookup, ideal for BBQ's, and simply relax and take in the mountain views and evening sunsets. Upstairs, the spacious primary suite is a true retreat, featuring a walk-in closet, and a large ensuite with separate shower and soaker tub. Walk down the hall to two additional bedrooms, full bathroom, and step down into the large bonus room, providing the perfect space for a family media room, play area or additional living space. The walk-out basement features a bathroom and a large recreation room, providing versatile space for entertaining, a home gym or guest accommodations. Step outside to the west-facing backyard, perfect for outdoor gatherings and letting the kids or dog run around. The community of Tuscany is known for its extensive pathway system, parks, playgrounds, schools, shopping and access to the private Tuscany Club, which offers year-round amenities, including a gymnasium, splash park, skating rink, tennis courts, playground and year-round programming. Commuters will appreciate easy access to Stoney Trail, Crowchild Trail and Trans-Canada, making weekend getaways to the mountains

quick and convenient! Outdoor enthusiasts will love being minutes from Lynx Ridge Golf Course, Bearspaw Golf Club and the surrounding natural areas. Offered as an estate sale and sold as-is, this property presents an excellent opportunity for buyers looking to add value in a prime location with incredible views and community amenities! Visit this home and take in the views, space and the community of Tuscany for yourself!