



**GRASSROOTS**  
REALTY GROUP

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**20 Tuscany Ridge Crescent NW**  
**Calgary, Alberta**

**MLS # A2282664**



**\$749,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,797 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		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Blinds, 1X garage control

Welcome to this beautifully maintained family home offering a thoughtful layout, functional upgrades, and a backyard retreat designed for everyday enjoyment and entertaining. From the moment you step inside, you are greeted by an impressive open-to-below front entrance that creates a bright and welcoming first impression with soaring ceilings and an abundance of natural light. The main floor features a practical and flowing design, anchored by a spacious living room complete with a tile-surround fireplace and warm wooden mantle—perfect for cozy evenings or gathering with family and friends. The living room opens seamlessly into the kitchen and eating nook, creating an ideal open-concept space for modern living. The kitchen is both stylish and functional, featuring granite countertops, a central island with an eating bar, and a corner walk-through pantry that provides excellent storage and convenience. Select stainless steel appliances complement the space, while the layout allows for easy connection to the dining and living areas. The eating nook offers a large window overlooking the backyard and direct access to the deck, making it a perfect spot for morning coffee or family meals with a view of the outdoors. A main-level laundry room adds everyday convenience and keeps household tasks close at hand. The attached garage is equipped with built-in storage, offering an organized and practical solution for tools, seasonal items, and outdoor gear. Upstairs, the home continues to impress with a spacious bonus room that serves as a versatile space for movie nights, a playroom, or a home office. Two generously sized bedrooms share a well-appointed 4-piece bathroom, while the primary bedroom offers a true retreat. The primary suite features a walk-in closet with custom built-ins and a private 4-piece ensuite complete with a soaking tub and standalone

shower&mdash;providing both comfort and functionality. The fully finished basement expands your living space with a large recreation and family room, ideal for entertaining, fitness equipment, or a games area. A full 4-piece bathroom completes this level, offering flexibility for guests or growing families. Step outside and enjoy a backyard designed for relaxation and outdoor living. The yard is fully fenced with mature trees, creating privacy and a tranquil setting. A great-sized deck provides space for barbecues and outdoor dining, while the paved cement patio offers an additional seating area for summer evenings and gatherings. An irrigation system ensures the yard stays lush and green with minimal effort. With its open layout, generous living spaces, and beautifully landscaped backyard, this home offers comfort, practicality, and timeless appeal&mdash;perfect for families looking to settle into a space that truly feels like home.