



**16 Tuscany Ridge Place NW  
Calgary, Alberta**

**MLS # A2286494**



**\$865,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,452 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Pantry		

**Inclusions:** Dart Board on wall in hallway upstairs, Floating shelf on wall in master bedroom

\*\*Open House Feb 21 11-1pm\*\* Beautifully maintained, fully developed two-storey home with a double-attached garage; offering over 3,500 sq ft of total living space, ideally located in a quiet cul-de-sac backing onto green space and pathway systems. Bright open floor plan with hardwood flooring throughout the main and upper levels (carpet on stairs only). The spacious kitchen and nook open to a fully landscaped backyard featuring underground sprinklers, two stone patios, and direct access to green space. Upper level includes a bonus room, three bedrooms, and a generous primary retreat with walk-in closet and four-piece ensuite complete with soaker tub and separate shower. The fully developed basement awaits your choice of flooring at your leisure; offers a large family room, fourth bedroom, full bathroom, exercise room, and ample storage. Upgrades over the past few years include a high-efficiency furnace, 50-gallon hot water tank, hail-resistant roof shingles, upgraded gutters and eavestroughs. Double attached garage. Exceptional value and pride of ownership throughout. Walking distance to English, French immersion, Catholic schools, extensive walking, hiking, and biking trails with scenic Bow River Valley views. Tuscany also offers the Tuscany club and proximity to Canada Olympic Park. Don't miss out and book your showing today!