



**13 Tuscany Ridge Mews NW
Calgary, Alberta**

MLS # A2303363



\$649,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Low Maintenance Lar		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Storage		

Inclusions: window coverings

Experience the perfect blend of natural beauty and modern comfort in this great Tuscany property. Backing directly onto the mountains, this home invites you into an airy, open concept main floor with 9 ft ceilings and gleaming ceramic tile. The heart of the home is a maple kitchen featuring a raise eating bar overlooking a living room warmed by a wood burning fireplace and open dining area. Retreat upstairs to find three generous bedrooms, including a master suite with a walk-in closet and 4 pieces ensuite plus another full bathroom. The fully finished basement serves a large entertainment space and additional full bathroom. Step outside to the large deck to watch the sunset dip behind the peaks. Recent upgrades include a new roof (2023), central AC and window tinting. Located steps from top rated schools , community club with gym, skating ring, tennis courts, pickleball, and a splash park ,Tuscany Market and walking and biking paths this house is a great find.