



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

MLS # A2146113



\$825,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Steam Room		

Inclusions: Shelving unit in the front den/flex room

OPEN HOUSE - Saturday, July 27th - 1:00 pm to 3:30 pm Discover this lovely Cardel-built Tuscany home complete with spectacular mountain and COP views! This property features a west-facing backyard that backs onto a green space where you can enjoy private moments and beautiful sunsets from your back patio and living room. Step inside to a bright, inviting interior featuring neutral colors and fresh carpet. With 2953 square feet of developed space you are sure to be impressed. The spacious front hallway leads to a versatile den/flex room on the left and a convenient powder room, mudroom, and laundry area on the right. The main level also features a generous living room with a fireplace and a bright dining room that opens to the large, maintenance-free patio. The kitchen has updated appliances and is perfect for cooking and entertaining, boasting ample cabinet and counter space, an island, and a walk-through pantry. Upstairs, you’ll find a large bonus room and three spacious bedrooms, including a master ensuite and a second full bathroom. Downstairs you have a well-developed basement which includes a bathroom featuring a gorgeous custom rainfall steam shower big enough for 2. This meticulously maintained home also has a roof that was recently replaced (2021) as well as the water heater (2018). Don't miss out – call your favorite agent today to schedule a viewing.