



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

MLS # A2147796



\$748,888

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Lawn, Irregular Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE SATURDAY July27, 3-5pm. MOUNTAIN VIEWS from this well maintained 2 storey, family home with fully finished WALKOUT basement(illegal bachelor suite), south facing yard & double attached garage. Extra deep 147 ft lot with back alley allows for a parking pad or future garage. Open main floor plan with hardwood & ceramic tile throughout. Spacious living room with gas fireplace & open dining area. Kitchen features stainless steel appliances including a gas range, island, & walk-in pantry. Large sunny deck with great mountain view. Half bathroom & laundry also on main level. Upper level features newer carpet, master bedroom with ensuite & walk-in closet & 2 more good sized bedrooms. Full bathroom & bright bonus room with hardwood flooring completes the upper level. Walkout basement with cork floors includes a bright family room with kitchen, built-in bar area including fridge & sink, murphy bed, full bathroom & storage and a separate laundry in utility room. Large fully fenced back yard with paved patio. This house in a fantastic location: Bus station is minutes away. Walking distance to shopping center-- the Tuscany market (Sobey's, Starbucks and a variety of other shops, restaurants and services) and 3 different schools! as well as the always popular residents-only Club boasting a spray park, skate park, ice rink, tennis courts, clubhouse with year-round activities and much more. This incredible community is home to 4 schools, an off-leash dog park, Lynx Ridge Golf Course, the 12 mile Coulee natural area, the LRT station is a 8-minute drive away and there are numerous amenities, parks and playgrounds throughout the neighborhood.