



GRASSROOTS
REALTY GROUP

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11 Tuscany Ridge Park NW
Calgary, Alberta

MLS # A2189203



\$840,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,029 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Vaulted Ceiling(s)		

Inclusions: none

Located in the prestigious and family-friendly community of Tuscany, this stunning estate home offers the perfect blend of convenience, elegance, and natural beauty. Known for its extensive parks, walking trails, and breathtaking mountain views, Tuscany provides a vibrant yet serene lifestyle. Within a 5-minute walk, you'll find the Tuscany Market shopping mall, offering a variety of shops and services, as well as the Tuscany Club, a hub for community events, recreational activities, and family fun. Education is a breeze with top-rated schools nearby! Eric Harvie, St Basil, Twelve Mile Coulee, and Tuscany School are all within a 10-minute walk—making school runs hassle-free. This beautifully designed 2-story split home features 4 spacious bedrooms and 3.5 bathrooms, making it ideal for family living. The vaulted ceilings create an airy and grand ambiance, while the walk-out to grade basement provides additional living space with direct access to the large backyard. Situated on a generous lot, the home showcases stunning mountain views, creating a peaceful retreat right in your backyard. A double attached garage offers ample storage and convenience, and the home's prime location makes it a quick drive to the mountains for weekend adventures. With its blend of functionality, beauty, and an unbeatable location close to local amenities, this home truly has it all. Don't miss your chance to experience the best of Tuscany living in this exceptional property!