

94 Tuscany Ridge Close NW
Calgary, Alberta

MLS # A2185508



\$849,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Stone Counters		

Inclusions: N/A

Welcome to 94 Tuscany Ridge Close. This beautifully maintained family home offers the move in ready condition and fantastic location that you have been dreaming about. Situated just steps from St. Basil Catholic School (k-9) and a short walk from the Tuscany School (k-5), your family will love the convenience, comfort and curb appeal of this upgraded Albi built home. With a neutral colour palette and versatile layout, this impeccably maintained property is ready for a quick possession with no work to be done. The main floor offers a spacious gourmet kitchen with a gas stove, new fridge, dishwasher, breakfast nook and pass through pantry to the rear entrance. The great room is perfect for hosting gatherings with its cozy gas fireplace and abundance of windows looking into the backyard. There is also a formal dining room which could alternatively be used as a den or office at the front of the home. Main floor laundry is discretely tucked off the pantry and mud room with new LG washer & dryer pair. Upstairs you will discover 3 beautiful bedrooms, including a large principle suite with a large spa-like ensuite with double vanities, soaking tub and a separate shower. The kids bedrooms are served by a main 4 piece bathroom with quartz counter top, tiled floor and excellent storage. The basement is fully finished, offering ample space for entertainment with a large rec room and 4th bedroom for your guests. The yard is nicely landscaped a large flat grass area for the kids, mature trees for privacy and a great deck with gas line connection for your BBQ. This home also offers air conditioning for your summertime comfort and enjoyment. Tuscany is one of NW Calgary's most popular communities with an impressive walking trail system, several schools, shops and services. The resident's association also operates the Tuscany club with many year round offerings and

amenities for home owners.