

\$675,000 - 90 Tuscany Ridge Heights Nw, Calgary

MLS® #A2084208

\$675,000

4 Bedroom, 3.00 Bathroom, 1,185 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Looking for a Bungalow/Bi-Level with quick possession and in move-in condition? Call now for a private showing of this 4 bedroom, 3 full bath, Tuscany bi-level with a total of 2278 sq feet of developed space. GORGEOUS HARDWOOD, SOARING VAULTED CEILINGS, CENTRAL AIR CONDITIONING FOR THOSE HOT SUMMER NIGHTS! Terrific location close to schools, shopping, the Tuscany Community Club & C-Train, with quick access to the highway heading west to the mountains. This home was fully developed by the builder and has very open living room, dining room and kitchen areas. The vaulted ceilings and hardwood floors enhance that bright and open feel. The main floor comes complete with 2 bedrooms, ensuite and main bath, laundry and has patio door to an expansive deck. In addition to 2 bedrooms and additional 4 piece bath, the lower level has a massive family/rec/home theatre area. This level has large windows which enhance the feeling of open family living areas. This home is very clean and has been well maintained, including new shingles in 2020. A terrific family home- also great for entertaining. Quicker possession possible- call now or set up a showing through your favourite Realtor! NOTE: Photo #1 is staged Virtually and not an accurate representation, as the home is vacant. It is shown to give a visual perspective to that particular living area.

Built in 2004



Essential Information

MLS® #	A2084208
Price	\$675,000
Sold Price	\$669,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,185
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	90 Tuscany Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3C1

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	November 2nd, 2023
Days on Market	34
Zoning	R-C1N
HOA Fees	288.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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