

\$659,900 - 253 Tuscany Reserve Rise Nw, Calgary

MLS® #A2088824

\$659,900

3 Bedroom, 3.00 Bathroom, 1,819 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this stunning two-story home in the highly sought-after community of Tuscany, lovingly cared for. This gorgeous property features three spacious bedrooms, 2.5 bathrooms, and over 1,819 sq ft of a lovely, immaculately kept home that is sure to impress. The welcoming main floor is highlighted by a generous kitchen with stylish rich maple cabinetry, upgraded top-of-the-line appliances, a functional corner pantry, and a dark leathered granite slab island perfect for casual meals on the go. The inviting living room with hardwood floors entices relaxation in front of the beautiful stone fireplace. The main floor dining room, with a three-panel sliding patio door, floods the space with an abundance of light, leading to the sunny south backyard. Main floor laundry with newer washer and dryer, a mudroom with access to your double car garage, and a 2-piece powder room complete this level. Ascend to the second floor where you'll find the large, versatile bonus room with hardwood floors, perfect for Netflix nights and ideal for a work-from-home solution. The primary suite and its spa-like bathroom offer an escape into a serene retreat with a large soaker tub, separate shower, and beautiful closet organizers in the spacious walk-in closet. The additional bedrooms on this floor are amply sized with custom closet organizers and share a convenient 4-piece bathroom. The sunlit basement with oversized windows will appeal to a buyer who appreciates extra space. The



unfinished basement is nicely set up with a rough-in bath, a future rec room area, a large window for a bedroom, and can easily accommodate a separate entrance, and comes with high-efficiency mechanical systems. Outside, the beautiful backyard is south-facing and gorgeously landscaped with a new composite deck with a BBQ hookup for endless summer entertaining. Additional features include newer roof shingles, a fully insulated garage, a newer hot water tank, water softener as well as fresh paint. This home truly has it all, including new central air conditioning and exceptional pride in ownership. Don't hesitate on this one—Opportunity Knocks! Come enjoy the quiet setting, ample parking, minutes to shopping, schools, parks, and great access routes. Walk to parks, athletic fields, and excellent access to the new LRT/ring road. Close to Co-Op/Sobey's and various other stores, this home is definitely a must-see. Call today for your private viewing!

Built in 2006

Essential Information

MLS® #	A2088824
Price	\$659,900
Sold Price	\$667,025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,819
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	253 Tuscany Reserve Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A4

Amenities

Amenities	Park
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Lighting, Storage
Lot Description	Back Lane, Back Yard, No Neighbours Behind, Landscaped, See Remarks, Views
Roof	Asphalt
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 1st, 2023
Days on Market	12
Zoning	R-C1N

HOA Fees	252.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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