

\$549,900 - 102 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2093165

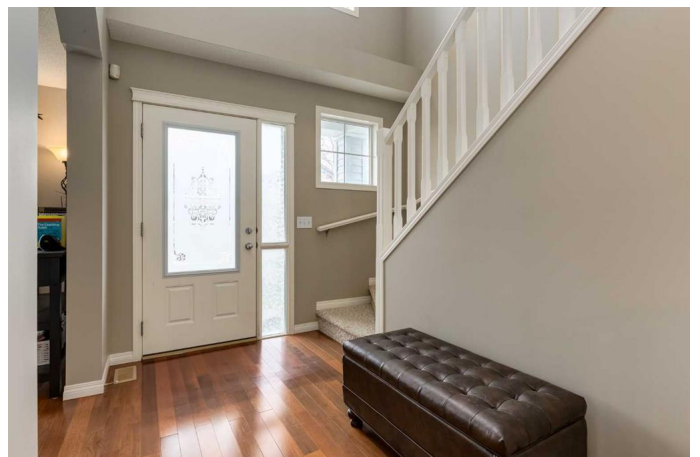
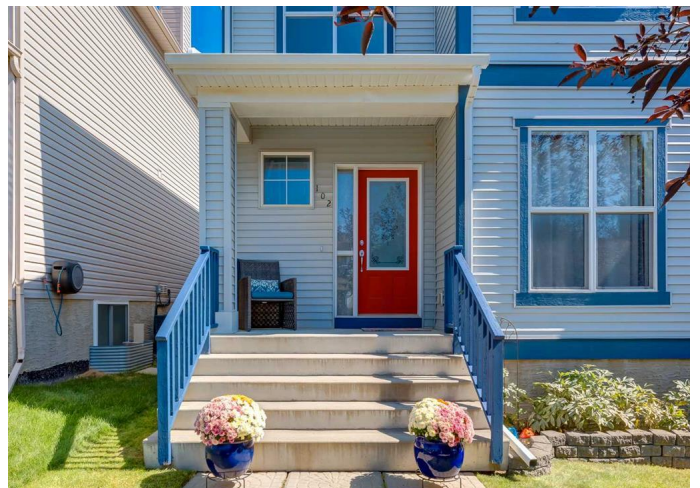
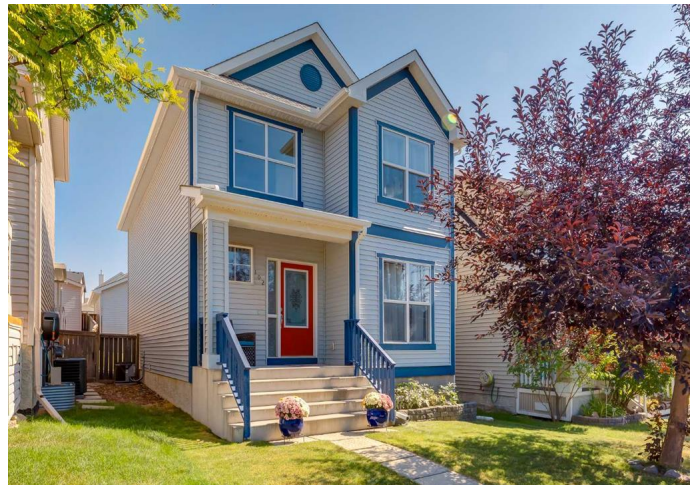
\$549,900

3 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

****OPEN house on Saturday, November 18th, 2023 from 1:00 - 3:00 pm**.** Introducing this beautiful, well-maintained home nestled in the heart of Tuscany – a community that perfectly captures the essence of comfortable suburban living. This 3-bedroom, 2.5-bath home spans a generous 1,445 square feet of living space. Upon entering, you are welcomed by a spacious den/office featuring a large window for plenty of natural light. The main floor has been newly painted, features hardwood throughout and an open concept design! The kitchen has a centre island, pantry, plenty of counter and cupboard space and is open to the dining area. The cozy living room is spacious and features a corner gas fireplace. A convenient two-piece bathroom completes this level. Venturing upstairs is a four piece bathroom and three spacious bedrooms, including an expansive primary bedroom. This retreat boasts a walk-in closet, a 4-piece ensuite and an additional lounging area; a perfect spot to unwind, read, and relax after a long day. This well designed layout creates a harmonious blend of functionality and comfort throughout the home. You won't need to worry about those hot summer nights as this home has air conditioning. The lower level is unfinished, presenting an opportunity for you to customize the space to your personal preferences. Step into the backyard where you'll discover a new deck and double detached garage. Notably the shingles on the home were replaced in 2018, as well as the



attic insulation was upgraded in 2022. Come and see everything this home and community has to offer!

Built in 2004

Essential Information

MLS® #	A2093165
Price	\$549,900
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,446
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	102 Tuscan Ridge Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3A6

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Date Sold	November 20th, 2023
Days on Market	4
Zoning	R-C1N
HOA Fees	289.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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