

\$649,000 - 56 Tuscany Ridge Crescent Nw, Calgary

MLS® #A2107607

\$649,000

4 Bedroom, 4.00 Bathroom, 1,601 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

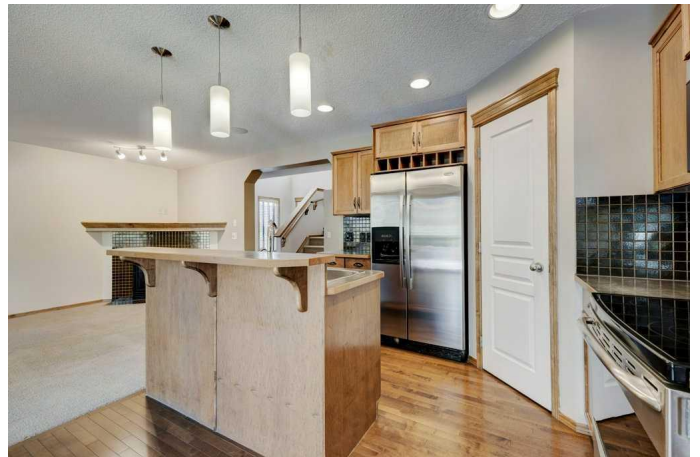
A house that can take the whole family. Quiet and convenient location, tasteful finishes, warm colors & beautifully maintained. Dark hardwood runs throughout the vaulted main floor hall, kitchen & dining area. The carpeted living room has a corner fireplace creating a warm and comfortable space. Currently rented for \$2800/month plus utilities. Tenants are very reliable and would love to stay.

New (2023) high efficiency hot water heater and new (2021) high efficiency furnace. New (2022) over-range microwave oven.

The kitchen sports maple cabinets, corner pantry with light & granite-topped centre island with breakfast bar large enough for the whole family. Easy access to the backyard deck is a bonus. The main floor is completed by a tiled two piece bath plus a laundry area with front loading washer and dryer.

A split staircase separates the sunny bonus room from the 3 large quiet bedrooms on the second floor. The spacious primary bedroom offers a walk-in closet & tiled ensuite with oversized 2 person shower.

A full bath and 2 more generous bedrooms complete the upper level. The basement has a great family room, 4th bedroom and 3 pc bath with shower. Enjoy time outdoors in the beautifully landscaped, fenced backyard c/w large deck, gas BBQ hookup. Book a viewing



today.

Built in 2005

Essential Information

MLS® #	A2107607
Price	\$649,000
Sold Price	\$645,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,601
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	56 Tuscany Ridge Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C7

Amenities

Amenities	Fitness Center
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Leased, Plug-In

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
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Appliances	Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Rectangular Lot, Sloped, Sloped Down
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 4th, 2024
Days on Market	18
Zoning	R-C1N
HOA Fees	225.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homes for All Realty
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