

\$585,000 - 88 Tuscany Ridge Way Nw, Calgary

MLS® #A2114390

\$585,000

4 Bedroom, 4.00 Bathroom, 1,444 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Prepare to be WOW'd with just over 2000 sq ft on 3 finished levels. Starting with the bright and sunny main floor office, where it's a joy to work from home! Follow through to the kitchen with newer stainless steel appliances including a slim line microwave/hoodfan. Step in pantry, large kitchen island, lots of counter space and a glass door out to the deck complete the kitchen area. The adjacent dining room has a custom light fixture and lots of room for a full sized table. Side note- the blue wall in both the office and dining area are more navy blue than the bright blue in the pictures. Head into the living room to curl up by a cozy fireplace. Note the newer flooring here and in the office. Also newer blinds. Upstairs are 3 bedrooms, wait till you see the primary bedroom, room for a king-sized bed and a step up to a private seating area, or use as another office space, also has a large walk-in closet. Full sized ensuite with new flooring and tile. 2 other bedrooms and a 4 piece bath complete the upper level. The lower level which has 2 large windows, boasts a fabulous home theater including the projector, screen and 5 built-in speakers. Negotiable is the custom fit sofa that took a masters in engineering to get into the space! Lots of extra storage in both the utility/laundry room and under the stairs. The 4th bedroom was recently converted to a home gym with special flooring, which is easy to put back to use as a bedroom. Another 4 pc bathroom round out this space. Finally venture out to the backyard that is landscaped



with ease of maintenance in mind but gives lots of privacy. There is room to build a garage on the parking pad and still retain the shed and landscaping. This perfect oasis is located close to the school so kidlets can come home for lunch as well as close to parks, shopping, C-Train and has quick access to Crowchild or Stoney. Call your favorite realtor and book a showing before it's gone!!

Built in 2004

Essential Information

MLS® #	A2114390
Price	\$585,000
Sold Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,444
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	88 Tuscany Ridge Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C9

Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	2

Parking	Alley Access, Off Street
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Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
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Appliances	Dishwasher, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Mantle
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
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Lot Description	Back Lane, Back Yard, City Lot, Landscaped
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	March 13th, 2024
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Date Sold	March 15th, 2024
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Days on Market	2
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Zoning	DC
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HOA Fees	252.00
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	Royal LePage Solutions
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