

# **\$870,000 - 110 Tuscany Ridge Close Nw, Calgary**

MLS® #A2124050

**\$870,000**

4 Bedroom, 4.00 Bathroom, 2,339 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Wonderful 2 Storey Family Home on a Cul-De-Sac in the Very Desirable Estate Area of Tuscany! Over 3100 Sq Ft of Living Space on 3 Levels. 4 Bedrooms and 3 1/2 Bathrooms! This Immaculate Home has a Bright, Open Plan with Tons of Natural Light. Chef's Delight Kitchen with Beautiful Granite, SS Appliances, 2 Tiered Island, Maple Cabinets, Corner Pantry and Lots of Counter Space! Gleaming Tile Floor from the Entrance to Kitchen to Breakfast Nook. Gorgeous Hardwood Floors in Living Room, Formal Dining Room, Up & Down the Stairs, the Upper Level Hallway, Bonus Room & 3 Bedrooms. Huge Bonus Room with Vaulted Ceiling! Master Bedroom has His & Her Closets. Master Ensuite with Over-sized Shower and Large Corner Soaker Tub. Handy Upper Floor Laundry! In the Lower Level you will Find a Large Rec Room, 4th Bedroom, Full Bathroom. and Lots of Storage in the Utility Room & Under the Stairs. Only Place in the Home that you will find Carpet is the Cozy Lower Level. The Double Garage is Insulated, Drywalled and Painted! The 2 Garage Cabinets are Staying! This Home is in an Incredible Location with St Basil School at the End of the Street and a short Walk to Tuscany School, Twelve Mile Coulee School, Tuscany Club, Shopping and More! Tuscany has Fantastic Biking and Walking Pathways! Don't wait to Book a Showing of this Wonderful Home and Discover all that that Tuscany has to Offer!



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2124050    |
| Price          | \$870,000   |
| Sold Price     | \$856,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,339       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 110 Tuscany Ridge Close Nw |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t3l 2k6                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings             |
| Heating           | Forced Air                                                                                                               |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Family Room, Gas |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Underground Sprinklers |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | April 21st, 2024 |
| Days on Market | 3                |
| Zoning         | R-C1             |
| HOA Fees       | 277.00           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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