

\$699,900 - 324 Tuscany Ridge Heights Nw, Calgary

MLS® #A2134071

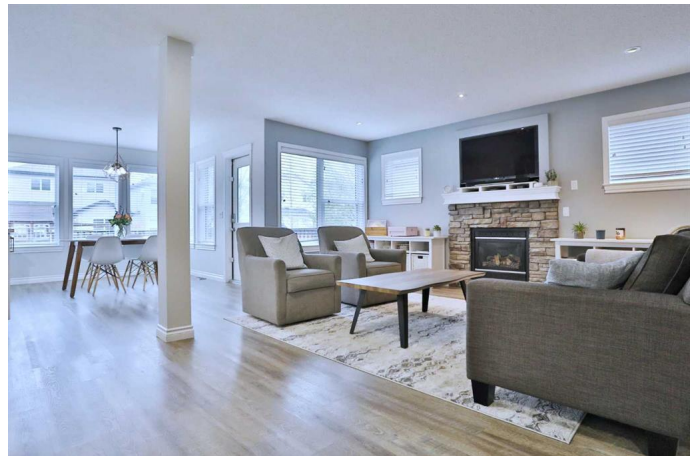
\$699,900

3 Bedroom, 3.00 Bathroom, 1,592 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Simply put...the perfect home to raise your family is here in this beautifully renovated two storey in the highly-desirable Northwest Calgary community of Tuscany. Located on this quiet crescent within walking distance to Eric Harvie School, this fully finished home enjoys central air & upgraded vinyl plank floors, 3 bedrooms & 2.5 baths, sleek designer kitchen with quartz countertops & South-facing backyard with wraparound TREX deck & putting green for the golfer in the family. This sensational move-in ready home has a fantastic open floorplan with an inviting great room with stone-facing fireplace, spacious dining room with an expanse of windows & the renovated kitchen...done in 2018, has custom soft-close cabinetry, 2-toned quartz counters, walk-in pantry & stainless steel appliances including Bosch dishwasher & new (2022) Samsung fridge/stove/microwave. Upstairs there are 3 bedrooms & 2 renovated bathrooms (2020); the cozy owners' suite has vaulted ceilings & walk-in closet, shoe cabinet & jetted tub ensuite with vaulted ceilings & quartz-topped double vanities. Convenient 2nd floor laundry with new (2024) LG washer & dryer. Lower level is finished with a large rec room with built-in cabinets, exercise/office area & lots of extra space for storage. The South-facing backyard is fully fenced & landscaped, & along with the new (2020) TREX deck & putting green there's a play structure for the kids. Among the many improvements in the last 10years: roof (2020),



hot water tank (2017) & vinyl plank floors (2015). Prime location on this quiet family-friendly crescent only a few short minutes from both the Tuscany Market & Club, Tuscany Fire Station / Community Hall, all neighbourhood schools & easy access to the LRT, Crowchild & Stoney Trails.

Built in 2004

Essential Information

MLS® #	A2134071
Price	\$699,900
Sold Price	\$730,324
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,592
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	324 Tuscany Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B8

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 27th, 2024
Days on Market	5
Zoning	R-C1N
HOA Fees	283.88
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.