

\$749,900 - 321 Tuscany Reserve Rise Nw, Calgary

MLS® #A2140465

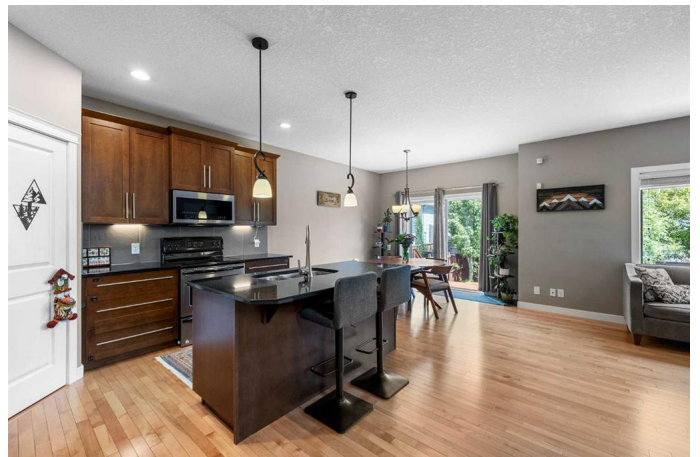
\$749,900

3 Bedroom, 4.00 Bathroom, 2,063 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

What an Outstanding 2 storey family home situated on a quiet street in desirable Tuscany. This home has it all with gleaming hardwood floors, 9ft ceilings, granite and a great floor plan! The main floor features a deluxe kitchen with large island, granite counters, breakfast bar, stainless appliances and walk through pantry to laundry/mudroom. The kitchen flows into the spacious living room with cozy gas fireplace and the breakfast nook where you can access your multi tiered deck and fully fenced in, beautifully landscaped yard. An office/den and half bath complete the main floor. Upstairs you will find a multifunctional bonus room with an amazing barrel arch at the entrance! All 3 bedrooms are oversized and have large closets including the primary suite that offers a large walk in closet, 5pc ensuite with a separate shower. The lower level is fully finished with family room, wet bar, games room, half bath and bedroom with room to add a closet or could be an office, a hobby / craft room or literally any flex room you need it to be. For the outdoor lover be prepared to fall in love with this oasis!! The backyard is private, functional, and an entertaining haven offering a massive double tier decks, a completely private lower patio or hot tub area complete with wiring already, tons of mature trees and shrubs and the perfect amount to grass for any sized family. This home is located on a quiet street, Close to schools, shopping and public transit. Dont miss this one!!



Built in 2006

Essential Information

MLS® #	A2140465
Price	\$749,900
Sold Price	\$817,500
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,063
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	321 Tuscany Reserve Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3E4

Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 17th, 2024
Days on Market	3
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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