

\$949,900 - 35 Tuscany Ridge Manor Nw, Calgary

MLS® #A2143003

\$949,900

4 Bedroom, 4.00 Bathroom, 2,419 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Nestled in a quiet cul-de-sac on a massive pie lot, this front-attached home, built by Homes by Avi, offers luxury and comfort in the highly desired community of Tuscany.

The main floor boasts a gourmet kitchen with upgraded KitchenAid appliances, including a gas cooktop, built-in oven and microwave, and a warming drawer. The kitchen is adorned with quartz countertops, a silgranit sink, and an enlarged island. A walkthrough pantry leads to an upgraded mudroom with built-in lockers. Hardwood floors flow throughout the main level, featuring a linear flame gas fireplace and a front office with double doors.

Upstairs, the king-sized master bedroom is a haven of relaxation, complete with a spa-like 5-piece ensuite featuring a walk-in shower with a rain head, a 3D tile feature wall, and custom built-ins. The master walk-in closet has direct access to the upstairs laundry room for added convenience.

Two additional bedrooms and a 4-piece ensuite are located on the upper level. The 14-foot vaulted front bonus room boasts a custom feature wall, skylights, a custom bar, mountain views, and angled hardwood flooring, enhancing the sense of space and light.

The fully finished basement includes a spacious family room with sunshine windows,



an additional bedroom, a 4-piece bathroom, and ample storage. Custom Hunter Douglas blinds throughout and iron railing add to the home's upscale appeal.

Situated beside a walkway leading to a playground and a short walk to Eric Harvey School, this home is perfect for everyone. Enjoy the tranquility and convenience of this exceptional property in Tuscany.

Don't miss this opportunity to own a highly upgraded home in a prime location.

Built in 2017

Essential Information

MLS® #	A2143003
Price	\$949,900
Sold Price	\$980,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,419
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Tuscany Ridge Manor Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3C1

Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 2nd, 2024
Days on Market	12
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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