

\$748,888 - 208 Tuscany Ridge Crescent Nw, Calgary

MLS® #A2147796

\$748,888

4 Bedroom, 4.00 Bathroom, 1,650 sqft
Residential on 0.11 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE SATURDAY July27, 3-5pm.
MOUNTAIN VIEWS from this well maintained 2 storey, family home with fully finished WALKOUT basement(illegal bachelor suite), south facing yard & double attached garage. Extra deep 147 ft lot with back alley allows for a parking pad or future garage. Open main floor plan with hardwood & ceramic tile throughout. Spacious living room with gas fireplace & open dining area. Kitchen features stainless steel appliances including a gas range, island, & walk-in pantry. Large sunny deck with great mountain view. Half bathroom & laundry also on main level. Upper level features newer carpet, master bedroom with ensuite & walk-in closet & 2 more good sized bedrooms. Full bathroom & bright bonus room with hardwood flooring completes the upper level. Walkout basement with cork floors includes a bright family room with kitchen, built-in bar area including fridge & sink, murphy bed, full bathroom & storage and a separate laundry in utility room. Large fully fenced back yard with paved patio. This house in a fantastic location: Bus station is minutes away. Walking distance to shopping center-- the Tuscany market (Sobey's™s, Starbucks and a variety of other shops, restaurants and services) and 3 different schools! as well as the always popular residents-only Club boasting a spray park, skate park, ice rink, tennis courts, clubhouse with year-round activities and much more. This incredible community is home to 4



Main Floor Exterior Area 742.19 sq ft
Interior Area 678.66 sq ft
Excluded Area 449.43 sq ft



schools, an off-leash dog park, Lynx Ridge Golf Course, the 12 mile Coulee natural area, the LRT station is a 8-minute drive away and there are numerous amenities, parks and playgrounds throughout the neighborhood.

Built in 2005

Essential Information

MLS® #	A2147796
Price	\$748,888
Sold Price	\$728,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,650
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	208 Tuscany Ridge Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3l3C5

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Lawn, Irregular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2024
Date Sold	August 16th, 2024
Days on Market	39
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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