

\$680,000 - 103 Tuscany Ridge View Nw, Calgary

MLS® #A2163089

\$680,000

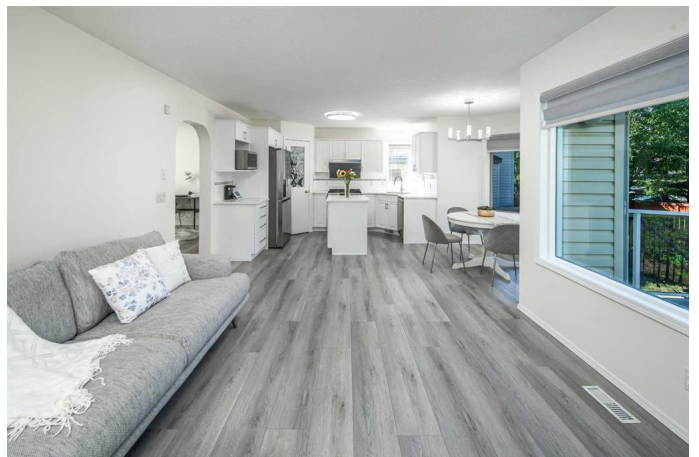
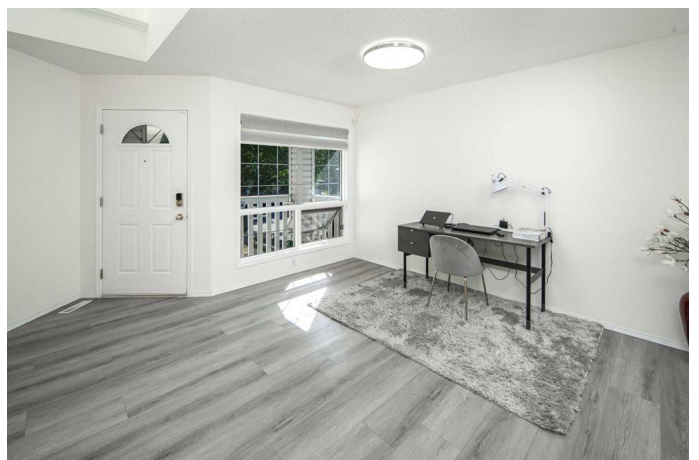
3 Bedroom, 3.00 Bathroom, 1,558 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Open House September 8, Sunday 1:00-4:00pm. Welcome to this \$65K Fully renovated 2-storey home nestled on a quiet street within walking distance to restaurants, shops, and schools in the coveted community of Tuscany. The main floor features a stunning 17 ft foyer and an office/den/living room. The open-concept layout is perfect for family gatherings and entertaining. The spacious kitchen boasts white cabinets, vinyl wood plank flooring throughout the main floor, a center island, upgraded stainless steel appliances, and a spacious corner pantry. The formal dining area offers great views of the private backyard, while the bright living room features a cozy gas fireplace. The second floor includes two good-sized bedrooms, a four-piece bath, and a master suite. The master suite features a walk-in closet and a 4-piece ensuite with a large soaker tub and separate shower, offering views of greenery and trees. A double attached garage provides convenient parking. The lower level of the home is a blank canvas, ready to be developed into your dream basement.

Features: The following items were all replaced in 2023: new roof, new light fixtures, new toilets, new vinyl wood plank flooring, new carpet, new paint throughout the whole house, new bathroom flooring, new PVC windows on the second floor, garage insulation and drywall, new refrigerator, new washer & dryer, new range hood, new dishwasher, new oven with gas stove, new smoke detectors, new



quartz countertops, new kitchen sink and faucet, new water tank, new bathroom exhaust fans, new showerhead in the master bathroom, and new modern blinds. Enjoy the southwest-facing backyard deck with glass panel railing and beautifully landscaped with mature trees. This is a great family community with water parks, walkways, schools, and shopping. Call TODAY to view!

Built in 1998

Essential Information

MLS® #	A2163089
Price	\$680,000
Sold Price	\$670,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,558
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	103 Tuscany Ridge View Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2G5

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 18th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	274.56
HOA Fees Freq.	ANN

Listing Details

Listing Office	TrustPro Realty
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