

\$599,900 - 426 Tuscany Ridge Heights Nw, Calgary

MLS® #A2169204

\$599,900

3 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Nestled in the heart of Tuscany, this charming family home is perfectly positioned within walking distance of Eric Harvey School, the Tuscany Market, and the Tuscany Club, making it an ideal choice for families seeking both comfort and convenience.

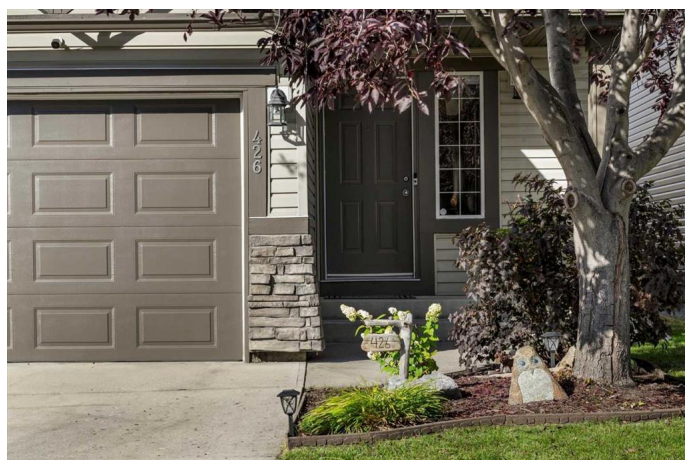
As you step inside, a spacious foyer welcomes you into an open-concept main floor highlighted by extensive hardwood flooring.

The kitchen boasts newer stainless steel appliances, including an oven with a lower warming tray, and a tiered island with a breakfast bar - perfect for casual dining or entertaining. Adjacent to the kitchen is a cozy dining nook and a family room with a warm, inviting fireplace. Fresh paint on the main floor (and up the stairs) adds a modern touch to this welcoming space.

The second floor has new carpet and you'll find three well-appointed bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. A second full bathroom and a convenient upstairs laundry area with full-size stacking washer and dryer complete this floor.

The unfinished basement, with roughed-in plumbing, offers endless possibilities for future development. Additional recent upgrades include a high-efficiency furnace and new roof shingles in 2019, a 50-gallon hot water tank in 2021, and the installation of central air conditioning in 2023, ensuring the home is equipped for all seasons.

Outside, the backyard is a delightful extension



of your living space. A tiered deck provides an ideal spot for outdoor dining and relaxation, while the charming shed/playhouse adds a playful touch. With its prime location and thoughtful updates, this home provides an exceptional opportunity to enjoy the best of Tuscany living. Don't miss out on the chance to make this wonderful property your own!

Built in 2004

Essential Information

MLS® #	A2169204
Price	\$599,900
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	426 Tuscany Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B6

Amenities

Amenities	Clubhouse, Party Room, Recreation Facilities
Parking Spaces	2

Parking	Single Garage Attached
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Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2024
Date Sold	October 9th, 2024
Days on Market	10
Zoning	R-CG
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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