



**154 Tuscany Ridge Close NW
Calgary, Alberta**

MLS # A2305960



\$924,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Basement Television

Welcome to this charming, 5 bed, 3.5 bath family-friendly home nestled in the heart of Tuscany, where thoughtful design meets everyday comfort—now enhanced with energy-efficient solar panels, helping reduce utility costs while supporting a more sustainable lifestyle! From the moment you step inside, you're greeted by a spacious front living room just off the entrance—an inviting space perfect for welcoming guests or enjoying quiet moments. This area flows seamlessly into the dining space, creating an open yet cozy atmosphere ideal for both entertaining and daily living. The main level also features a generously sized office, offering a private and functional workspace for remote work or study. Moving throughout the home, the bright and open kitchen is truly the heart of it all. Boasting a large island, sleek quartz countertops, stainless steel appliances, and a convenient corner pantry, it's designed for both style and practicality. A window above the sink provides a lovely view of the fully fenced backyard, while the kitchen connects effortlessly to the sunny eating nook. From here, step directly onto the spacious deck—perfect for summer barbecues or relaxing evenings—complete with stairs leading down to the backyard. The adjoining living room is warm and welcoming, highlighted by a beautiful fireplace with a tile surround and wooden mantle. Expansive windows fill the space with natural light and offer serene views of the backyard. A 2pc powder room and convenient laundry area complete this main floor. Upstairs, the primary retreat is a true sanctuary, featuring a luxurious 5-piece ensuite with a standalone shower, soaking tub, and dual vanities. Three additional bedrooms share a well-appointed 4-piece bathroom, and a versatile nook area with built-in desk and shelving provides the perfect spot for homework or

creative pursuits. The fully developed basement expands your living space even further. Here you'll find an additional bedroom, a 3-piece bathroom, and a large family and recreation area. A cozy corner fireplace adds warmth, while the wet bar—complete with dual beverage fridges and a sink—makes entertaining effortless. Ample storage ensures everything has its place. With its functional layout, inviting spaces, and family-focused design, this home offers the perfect blend of comfort, efficiency, and style in a highly sought-after area of Tuscany!