



**13 Tuscany Ridge Mews NW
Calgary, Alberta**

MLS # A2321327



\$659,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,382 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Shingle Siding, Vinyl Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bar, Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Pantry

Inclusions: Electrical fireplace

Enjoy a beautiful mountain view and exceptional privacy with no rear neighbors in this spacious and well-maintained home. Featuring an open-concept main level with a cozy wood-burning fireplace, this home offers approximately 1,877 sq. ft. of developed living space, including approximately 1,382 sq. ft. above grade and 495 sq. ft. of developed basement. The upper level boasts three bedrooms and two full 4-piece bathrooms, including a primary retreat with an oversized soaker tub and separate shower. The developed basement adds even more living space with an electric fireplace, wet bar, and plenty of storage. The west-facing backyard backs onto a path which is perfect for enjoying evening sunsets and easy outdoor access. Ideally located within walking distance to schools, shopping, and public transit, with quick access to Stoney Trail and Crowchild Trail. Additional updates include a new roof installed in 2023.