



**GRASSROOTS**  
REALTY GROUP

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**15 Tuscany Ridge Manor NW  
Calgary, Alberta**

**MLS # A2325764**



**\$950,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,347 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

This purrrfect family home offers nearly 3500 sq ft of developed living space, 4 bedrooms, and 4 bathrooms, it provides easy in-and-out access for your daily commute. Step inside to an impressive open-to-below main level with soaring double height volume with an upper level bonus room that overlooks the main floor, flooded with bright, natural lighting, the beautiful white kitchen features a quartz waterfall island. The home is immaculate throughout and features added central air conditioning and soffit exterior lighting. Enjoy the ideal location in Tuscany and walk to commercial amenities for everyday conveniences. HOA includes full access to the Tuscany Club Community Centre with gymnasium, skate park, outdoor rink (ODR) with hockey rink and track, tennis courts, pickleball, and outdoor volleyball. Many reputable public and catholic schools nearby plus only 50 minutes to Canmore. Schools: &bull; Eric Harvey Elementary (K-5) &bull; Twelve Mile Coulee Middle School (6-9) &bull; St. Basil Catholic School (K-9) &bull; St. Francis Catholic High School &bull; Bowness High School View the 3D virtual tour of this family gem in the highly sought after community of Tuscany!