



GRASSROOTS
REALTY GROUP

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11 Tuscany Ridge Park NW
Calgary, Alberta

MLS # A2335863



\$899,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,122 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings		

Inclusions: n/a

4 BEDROOMS TOTAL | 3.5 BATHROOMS | OVER 3,157 SQ. FT. OF DEVELOPED LIVING SPACE | WALKOUT BASEMENT | DOUBLE ATTACHED GARAGE | MOUNTAIN VIEWS | LARGE LOT! Welcome to this impressive and rarely offered family home in the highly sought after community of Tuscany. Offering 4 bedrooms, over 3,157 sq. ft. of fully developed living space, a walkout basement and a large, wide lot with mountain views, this is a home designed for families who want space, functionality and an exceptional location. Step inside to a bright and welcoming floor plan highlighted by soaring vaulted ceilings in the front great room, upgraded lighting and an abundance of natural light. The main living area is anchored by a cozy gas fireplace, while thoughtfully positioned windows capture the views and create a bright, comfortable atmosphere throughout. A versatile main floor den provides the perfect space for a home office, music room, formal dining area or additional flex space. The spacious and practical kitchen is designed for everyday family living and entertaining, featuring a large island with additional cabinetry, generous counter and storage space, a corner pantry and a perfectly positioned dining nook with direct access to the deck. Upstairs, the primary suite overlooks the rear yard and features a walk in closet and private ensuite with a comfort height vanity, soaker tub and separate shower. Two additional bedrooms provide excellent space for children, guests or another home office, along with a full 4 piece bathroom. The bright upper hallway overlooking the main level adds to the home's open and airy feel. The professionally developed walkout basement provides even more usable living space, with a large recreation room, custom built in cabinetry, an additional 4th bedroom, flex/gym space, bathroom and excellent storage. With direct access

to the backyard, it is a natural extension of the home's living and entertaining space. Outside, enjoy a sunny backyard with mature landscaping and a large deck ideal for summer dinners, entertaining or simply relaxing and enjoying the surroundings. The oversized insulated double attached garage provides additional storage and everyday convenience. Additional highlights include upgraded lighting, built-ins, fresh interior paint, window coverings and a home that has been well maintained throughout. The location is impressive. Tuscany Market and the Tuscany Club are approximately a 5 minute walk away, providing easy access to shopping, services, recreation and community activities. Families will especially appreciate having Eric Harvie School, St. Basil School, Twelve Mile Coulee School and Tuscany School all within approximately a 10 minute walk, along with nearby parks, LRT, pathways and green spaces. With 4 bedrooms, a walkout basement, over 3,157 sq. ft. of developed living space, mountain views and outstanding access to schools and amenities, this is a rare opportunity to enjoy the very best of Tuscany living. A ,must to see Call today!