



GRASSROOTS
REALTY GROUP

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140 Tuscany Ridge View NW
Calgary, Alberta

MLS # A2343946



\$625,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove, Garage Door Controls

Welcome to Tuscany! This spacious 3-bedroom, 2.5-bathroom home with a den offers a fantastic floor plan and plenty of opportunity to add your own personal touches and updates. The main floor features a bright, open layout with large windows that fill the home with natural sunlight. You'll find a generous den, well-appointed kitchen, comfortable living room with a cozy gas fireplace, dining area, convenient half bathroom, and a laundry room tucked right into the mudroom for added functionality. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with its own ensuite bathroom, plus a second full bathroom. The undeveloped basement offers a blank canvas ready for your ideas—create a home gym, recreation room, office, additional bedrooms, or whatever best suits your lifestyle. With its functional layout, abundant natural light, and excellent potential for customization, this Tuscany home is ready to become your own!