



GRASSROOTS
REALTY GROUP

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78 Tuscany Ridge Heights NW Calgary, Alberta

MLS # A2346266



\$828,888

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,396 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: None

Wow! FANTASTIC TUSCANY LOCATION STEPS TO SCHOOLS, SHOPPING, PARKS & PATHWAYS, & THE TUSCANY Club! THIS FULLY FINISHED 2 STOREY OFFERS 3337 SQ.FT. DEVELOPED WITH TOTAL OF 4 BEDROOMS! EXCELLENT WIDE OPEN PLAN, UPPER BONUS ROOM & Possible 5th bedroom or 2nd office. Main floor Den or Flex Room gives a lot of options for this great space! BRIGHT KITCHEN WITH LARGE ISLAND & RAISED EATING BAR & UPGRADED COUNTERS, STAINLESS STEEL APPLIANCES OFF good Sized DINING AREA! Ceramic Tile, HARDWOOD floors, & 9' CEILINGS! BEAUTIFUL Gas FIREPLACE tile SURROUND & MANTLE IN GREAT ROOM OFF KITCHEN leading to Big SW Deck! GREAT UPPER Bonus Room with upper Office/Flex room with french doors, could be 5th Bedroom just needs closet. A double SINK Main bath WITH a total of 3 & 1/2 BATHS. Excellent MASTER suite WITH Huge WALK IN CLOSET & FANTASTIC 5 Pce. ENSUITE WITH Double Vanity, Jetted TUB & SEPARATE SHOWER! FULLY Finished Bright Lower level WITH Big REC. ROOM/Family Room, 4TH BEDROOM, & FULL BATH! DOUBLE ATTACHED GARAGE INSULATED & DRYWALLED. SW Private Back YARD WITH Great DECK & ALL FENCED & Landscaped! SIMPLY A BEAUTIFUL HOME with the Size to handle a growing family & give the space everyone can enjoy! Book Your Appointment to View Today!