



**GRASSROOTS**  
REALTY GROUP

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**58 Tuscany Ridge View NW  
Calgary, Alberta**

**MLS # A2350012**



**\$778,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,943 sq.ft.           | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                                       |                   |      |
|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan                        |                   |      |

**Inclusions:** washer and dryer in basement, refrigerator in basement

This fully developed, walk-out home with AC, legal secondary suite, 2 storey home in Tuscany is waiting for a new family! Beautiful white kitchen with quartz counter tops & large south facing windows, this spacious open concept layout offers plenty of options for family living & entertaining. Large bedrooms, two full baths & a fabulous bonus room complete the upper floor. Vaulted ceilings & brick faced fireplace make this a cozy place to enjoy movie night. The legal secondary suite walk out basement with two bedrooms, bathroom, also comes with another laundry set. Close to shopping, schools & public transportation without the traffic noise to content with, this is a perfect home for all demographics!