



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

257 Tuscany Reserve Rise NW
Calgary, Alberta

MLS # A2350447



\$699,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn, Level, No Back Lane, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Curtain rods, alarm not monitored, wardrobe in primary, TV mounts x3, built in in bonus room

JOIN ME "WEDNESDAY" OPEN HOUSE 3-6PM This brilliant two-story residence effortlessly combines contemporary luxury with thoughtful functionality throughout every square foot. From the moment you enter through the front door or from the double garage with a dedicated mudroom tailored with sleek built-in lockers and clever drop zones, the home radiates an atmosphere of refined sophistication. Upgraded wide luxury vinyl plank flooring flows continuously across the main level, anchoring an expansive open-concept layout designed for both effortless daily living and elegant entertaining. This luxurious main floor won't disappoint, with a custom fireplace surround and builtins - a perfect spot to relax. At the heart of the home lies the show stopping culinary kitchen, expertly redesigned with pristine quartz countertops, an expansive center island with casual bar seating, and a matching quartz backsplash that creates a clean, seamless aesthetic. Custom floor-to-ceiling soft-close cabinetry maximizes storage alongside hidden pantry pull-outs, designer hardware, ambient lighting, and upgraded stainless steel appliances including a slide-in range and custom built in hood fan. A convenient walk through pantry with additional builtins provide easy access and storage options. Adjacent to the dining space, full-height glass doors extend the living area out onto a brand-new composite deck with privacy screens, situated in a sun-drenched, south-facing backyard offering the perfect sunny retreat for summer barbecues and outdoor relaxation. Upstairs, the thoughtfully planned layout hosts three generous bedrooms, including a private primary suite, along with a bright central bonus room enhanced by custom media built-ins with complimentary storage units. The fully finished basement serves as the ultimate entertainment hub, highlighted by a stylish bar with

custom cabinetry, a full designer bathroom, and a versatile flex space ideal for home theatre nights or hosting guests and an additional 4th bedroom. Adding to the property's incredible appeal is its prime location in the highly sought-after northwest community of Tuscany. Renowned for its family-friendly atmosphere, breathtaking Rocky Mountain views, and over 170 acres of scenic parks, ravines, and winding greenway pathways (including the nearby Twelve Mile Coulee natural area), Tuscany offers an unbeatable lifestyle. Residents enjoy exclusive access to the private Tuscany Club—complete with a splash park, tennis and pickleball courts, an outdoor ice rink, and year-round community programming. With top-rated public and Catholic schools, local shopping and dining, quick access to Crowchild and Stoney Trails, and the convenience of the Tuscany CTrain Station, this turn-key residence pairs complete luxury living with seamless urban connected convenience. Don't miss the opportunity to own this beautiful home.