



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13 Tuscany Ridge Mews NW
Calgary, Alberta

MLS # A2351631

\$639,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,382 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: none

Open house Sunday October 18 from 1-3pm. PRICED BELOW CITY ASSESSMENT! Experience incredible value, unmatched privacy, and endless potential in this fantastic Tuscany home. Backing directly onto scenic open space with NO REAR NEIGHBORS AND UNOBSTRUCTED MOUNTAIN VIEWS, this property offers the perfect blend of natural beauty and everyday comfort. The bright, open-concept main floor welcomes you with fresh paint, airy 9-foot ceilings, gleaming ceramic tile, and a cozy living room warmed by a wood-burning fireplace. At the heart of the home is a beautiful maple kitchen featuring a raised eating bar that overlooks the dining area, plus a main-floor laundry area equipped with a brand-new washer and dryer combo. Retreat upstairs to find three generous bedrooms, including a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite bathroom, alongside a second full bath. The fully finished basement expands your living space significantly, offering a massive entertainment area and an additional full bathroom. Step outside onto the large rear deck to watch the sunset dip behind the peaks, or enjoy the excellent recent upgrades including a new roof (2023), central AC, and energy-efficient window tinting. Located just steps from top-rated schools, scenic walking and biking paths, Tuscany Market, and the local community club—complete with a gym, skating rink, tennis courts, and a splash park—this property is a rare find. Bring your personal design touches and effortlessly transform this exceptional house into your dream home!