



## 426 Tuscany Ridge Heights Calgary Alberta

\$599,900

Nestled in the heart of Tuscany, this charming family home is perfectly positioned within walking distance of Eric Harvey School, the Tuscany Market, and the Tuscany Club, making it an ideal choice for families seeking both comfort and convenience. As you step inside, a spacious foyer welcomes you into an open-concept main floor highlighted by extensive hardwood flooring. The kitchen boasts newer stainless steel appliances, including an oven with a lower warming tray, and a tiered island with a breakfast bar - perfect for casual dining or entertaining. Adjacent to the kitchen is a cozy dining nook and a family room with a warm, inviting fireplace. Fresh paint on the main floor (and up the stairs) adds a modern touch to this welcoming space. The second floor has new carpet and you'll find three well-appointed bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. A second full bathroom and a convenient upstairs laundry area with full-size stacking washer and dryer complete this floor. The unfinished basement, with roughed-in plumbing, offers endless possibilities for future development. Additional recent upgrades include a high-efficiency furnace and new roof shingles in 2019, a 50-gallon hot water tank in 2021, and the installation of central air conditioning in 2023, ensuring the home is equipped for all seasons. Outside, the backyard is a delightful extension of your living space. A tiered deck provides an ideal spot for outdoor dining and relaxation, while the charming shed/playhouse adds a playful touch. With its prime location and thoughtful updates, this home provides an exceptional opportunity to enjoy the best of Tuscany living. Don't miss out on the chance to make this wonderful property your own! (id:6769)

2pc Bathroom 2.92 Ft x 7.08 Ft

Dining room 7.50 Ft x 9.42 Ft

Foyer 6.42 Ft x 11.83 Ft

Kitchen 12.83 Ft x 12.08 Ft

Living room 13.58 Ft x 16.33 Ft

4pc Bathroom 7.00 Ft x 8.58 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Bedroom 10.17 Ft x 10.67 Ft

Bedroom 10.58 Ft x 10.67 Ft

Primary Bedroom 12.83 Ft x 14.00 Ft

Listing Presented By:



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**Mirror**

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