



208 Tuscan Ridge Crescent Calgary Alberta

\$768,888

OPEN HOUSE SATURDAY July13, 1-5pm. MOUNTAIN VIEWS from this well maintained 2 storey, family home with fully finished WALKOUT basement(illegal bachelor suite), south facing yard & double attached garage. Extra deep 147 ft lot with back alley allows for a parking pad or future garage. Open main floor plan with hardwood & ceramic tile throughout. Spacious living room with gas fireplace & open dining area. Kitchen features stainless steel appliances including a gas range, island, & walk-in pantry. Large sunny deck with great mountain view. Half bathroom & laundry also on main level. Upper level features newer carpet, master bedroom with ensuite & walk-in closet & 2 more good sized bedrooms. Full bathroom & bright bonus room with hardwood flooring completes the upper level. Walkout basement with cork floors includes a bright family room with kitchen, built-in bar area including fridge & sink, murphy bed, full bathroom & storage and a separate laundry in utility room. Large fully fenced back yard with paved patio. This house in a fantastic location: Bus station is minutes away. Walking distance to shopping center-- the Tuscan market (Sobey's, Starbucks and a variety of other shops, restaurants and services) and 3 different schools! as well as the always popular residents-only Club boasting a spray park, skate park, ice rink, tennis courts, clubhouse with year-round activities and much more. This incredible community is home to 4 schools, an off-leash dog park, Lynx Ridge Golf Course, the 12 mile Coulee natural area, the LRT station is a 8-minute drive away and there are numerous amenities, parks and playgrounds throughout the neighborhood. (id:6769)

- Kitchen 17.08 Ft x 13.58 Ft
- Recreational, Games room 12.08 Ft x 10.33 Ft
- 3pc Bathroom 8.67 Ft x 6.75 Ft
- Living room 15.50 Ft x 13.83 Ft
- Kitchen 11.17 Ft x 11.17 Ft
- 2pc Bathroom 4.83 Ft x 4.67 Ft
- Dining room 12.50 Ft x 7.42 Ft
- Laundry room 9.00 Ft x 6.58 Ft
- Primary Bedroom 15.50 Ft x 11.08 Ft
- Bedroom 12.25 Ft x 10.17 Ft
- Bedroom 10.33 Ft x 9.08 Ft
- Bedroom 14.08 Ft x 13.25 Ft
- 4pc Bathroom 9.67 Ft x 9.08 Ft
- 4pc Bathroom 9.00 Ft x 7.42 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca