



# 261 Tuscany Ridge Heights Calgary Alberta

\$799,900

Welcome to this stunning & immaculate kept home located in the highly desirable NW community of Tuscany. This property features several upgrades including Air conditioning / Solar Power / 9 ft ceiling and vaulted ceilings, gleaming maple hardwood floors, built in speakers. The Main floor greets you with a spacious entrance that boasts a built in bench seat. The gourmet kitchen offers an island// loads of cupboard space & walk thru pantry to laundry / mudroom. The spacious living room features a cozy fireplace & an open window into the den / dining room. The two pce bathroom completes the main floor area. Upstairs you will find a multifunctional bonus room with soaring vaulted ceiling & wired for sounds around / an office space / den three large bedrooms incl the master with a walk in closet & 5 pce ensuite. An additional 4 pce bathroom room completes the upper level. The basement is roughed in for plumbing & awaits your finishing touches. Outside , the deck of the kitchen perfect for entertaining and enjoying the West backyard and mountain view. Double attached garage. Tuscany is an ideal family community with several schools offering public, French Immersion, and Catholic education options. Nearby shopping includes Crowfoot Crossing / C Train Station / walking pathways / bike paths to the natural ravine. Dont miss out on this great opportunity to own in such an amazing location (id:6769)

Bonus Room 16.00 Ft x 14.92 Ft  
Primary Bedroom 15.17 Ft x 12.50 Ft  
Office 8.75 Ft x 8.58 Ft  
Bedroom 12.17 Ft x 9.42 Ft  
Bedroom 12.17 Ft x 9.08 Ft  
4pc Bathroom Measurements not available  
5pc Bathroom Measurements not available

Dining room 11.83 Ft x 12.17 Ft  
Other 12.08 Ft x 10.75 Ft  
Living room 161.08 Ft x 12.33 Ft  
Pantry 10.17 Ft x 3.92 Ft  
2pc Bathroom Measurements not available  
Laundry room 8.58 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.ronlockhart.ca/>

**RE/MAX Realty Professionals**

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