



# 290 Tuscany Ridge Park Calgary Alberta

\$999,900

Tucked at the end of a quiet cul-de-sac in one of Tuscany's most sought-after pockets, this is the kind of street that quietly checks every box for family life. Backing directly onto greenspace and a walking path, the lifestyle here is built into the location - step through the back gate and the path connects you on foot to both St. Basil and Tuscany School, with the Tuscany Market and Tuscany Club equally close. The neighbours are wonderful, the street is full of families, and that sense of community is something you feel the moment you arrive. Inside, the vaulted foyer sets a welcoming tone, leading into a home where the layout has been thoughtfully designed for real family life. Slate and hardwood flooring carry through the main floor, and a generous vaulted room at the front - currently formal dining - offers flexibility as your needs evolve. A separate den with built-ins provides a quiet retreat for work or study. The back of the home is where things open up beautifully. An almost entirely windowed rear wall floods the family room, dining nook, and kitchen with natural light, while garden doors lead to the upper deck - where winter reveals mountain and Canada Olympic Park views, and summer delivers those same COP views framed by the privacy of mature trees. Plantation shutters add a charming, tailored touch throughout. The kitchen centres around cherry cabinetry, a tiered island, and serious cooking credentials: a Viking gas range, newer oversized KitchenAid refrigerator (custom cabinet panels, on order, will match the cabinetry colour), KitchenAid oven, and newer microwave. A pantry with pass-through access to the dining room keeps everything connected and functional. Upstairs, the primary bedroom is genuinely spacious, with views that make mornings worth lingering in. The ensuite features a 6-foot clawfoot bathtub and separate shower, with a roomy wa...

Listing Presented By:



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### RE/MAX Realty Professionals

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Primary Bedroom 17.00 Ft x 14.08 Ft

4pc Bathroom 14.25 Ft x 10.00 Ft

Other 8.00 Ft x 7.92 Ft

Bedroom 12.25 Ft x 11.08 Ft

Bedroom 12.25 Ft x 11.25 Ft

4pc Bathroom 5.00 Ft x 7.33 Ft

4pc Bathroom 4.92 Ft x 11.08 Ft

Laundry room 12.08 Ft x 10.58 Ft

Furnace 9.92 Ft x 9.25 Ft

Other 10.08 Ft x 6.08 Ft

Office 8.67 Ft x 11.08 Ft

Living room 15.33 Ft x 14.17 Ft

Recreational, Games room 19.08 Ft x 18.17 Ft

Dining room 16.92 Ft x 11.17 Ft

Other 15.00 Ft x 11.75 Ft

Kitchen 18.00 Ft x 17.75 Ft

Bedroom 13.50 Ft x 10.92 Ft

Breakfast 6.00 Ft x 9.92 Ft