

# \$799,900 - 107 Tuscany Ridge View Nw, Calgary

MLS® #A2223185

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,743 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Well, well, well what do we have here? When searching for a new home we all have that wish list that we hope to check all the boxes on but rarely do we find a home that we can check all the boxes and then some we didn't even know we had.... Well, this is that perfect home! Welcome to 107 Tuscany Ridge View NW. Walking in you are greeted with a nice size entry boasting hardwood floors that flow nicely into the open kitchen and living area. The kitchen is a nice size with island and eating bar that look on to your dining area perfect for those family meals. A large walk through pantry is just right for all your storage needs. Open to the kitchen is a bright sunny living room featuring a gas fireplace. Finishing this level is a mud room, laundry area and a two piece bath. As we head upstairs you will find an amazing master with vaulted ceilings and walk-in closet. The four piece en-suite and hall four piece bath were completely updated a few years back and have heated floors... so no more cold tile in the winter time. Down the hall are two more great size bedrooms finishing this level. As you walk down to the basement, I advise you to take a deep breath because you're not going to find just a normal basement here. This space is nothing but perfect!! Perfect for entertaining guests, watching your favourite sports team or cuddling up on the couch to watch your favourite TV shows or movies. The solid wood bar is great for additional storage, putting out snacks and keeping the drinks cool. Completing this level



is a three piece bath with steam shower and double shower head, a fourth bedroom and high end surround sound. Now if this wasn't already enough wait till you venture into the backyard. Off the new triple glass slider you find a glass enclosed deck with composite decking. Down a few steps are two great spaces with new patio pavers that are surrounded with lots of perennials and lush trees. With a backyard like this you will be the envy of the neighbourhood so don't be surprised to see a few people peeking over the fence to get some landscaping ideas. This home comes with A/C so stay cool in those warm summer months. Last but not least, this home has had many many upgrades over the years which include new flooring, A/C unit, newer furnace and water tank, 40 year roof, vents and collars, paint, deck , glass rails, privacy glass and pavers, garage springs and opener, ceiling fans and a few appliances. An absolute pleasure to offer this home to the market... Don't miss this one and make it your new home today!!

Built in 1998

### **Essential Information**

MLS® #	A2223185
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,743
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	107 Tuscany Ridge View Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J5

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Secured
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office                  Royal LePage Solutions

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