



THE
A-TEAM

**RE/MAX
FIRST**

44 TUSCANY RIDGE Green, Calgary T3L 2J4

MLS®#: **A2167120**

Area: **Tuscany**

Listing Date: **09/19/24**

List Price: **\$824,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**
Lot Information
Lot Sz Ar: **6,189 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,909**
Low Sqft:
Ttl Sqft: **1,909**

DOM

0
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Close to Clubhouse,Cul-De-Sac,Fruit Trees/Shrub(s),Garden,Landscaped,Many Trees,Underground Sprinklers,Pie Shaped Lot,Treed Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Nook	Main	12`5" x 8`11"	Living Room	Main	12`10" x 12`11"
Office	Main	10`0" x 13`4"	Kitchen	Main	10`3" x 12`1"
Bedroom - Primary	Upper	11`8" x 17`3"	Bedroom	Upper	10`0" x 12`4"
Bedroom	Upper	9`8" x 9`11"	Family Room	Lower	29`10" x 12`3"
Bedroom	Lower	8`9" x 13`6"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"			

Title:
Fee Simple
 Legal Desc:

9910199

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this exceptional property, where elegance and modern convenience come together to create an inviting and luxurious home. As you step through the grand entrance, you're greeted by a spacious foyer with soaring 17-foot ceilings, setting the tone for the open-concept main floor with its airy 9-foot flat finish ceilings. At the heart of the home is the stunning kitchen, complete with a large island, brand new appliances, and an induction stove. Sunlight pours in through large windows, offering views of the lush backyard, while the adjacent dining area provides a seamless transition to outdoor living with a door leading to the backyard patio—ideal for indoor-outdoor entertaining. The main floor also boasts modern lighting, controllable via the Lutron Caseta App, adding a touch of smart home sophistication. Cozy up in the adjacent living room, where a gas fireplace with a wooden mantle creates a warm and inviting atmosphere, while more stunning backyard views enhance the sense of peace. A sizable office on the main level overlooks the front deck, offering a serene workspace. Upstairs, the luxurious primary suite awaits, featuring a walk-in closet and a spa-like 5-piece ensuite. Two additional bedrooms and a pristine 4-piece bathroom complete the upper level, where brand new carpets ensure comfort underfoot. The lower level offers a versatile rec room, a fourth bedroom with a walk-in closet, and another 4-piece bathroom—perfect for guests or family. Practicality meets style with an oversized double garage that connects to a large mudroom and separate laundry room. Step outside to the beautifully landscaped backyard, featuring mature trees, an impressive retaining wall, and a spacious patio, ideal for relaxing or hosting gatherings. Two apple trees and a flourishing raspberry bush add to the charm of this outdoor oasis. The full property benefits from an underground sprinkler system, easily managed via the B-hyve App. This home combines luxury, smart technology, and outdoor beauty in a perfect harmony of modern living in the sought after community of Tuscany.

Inclusions:
 Property Listed By:

**Refrigerator downstairs, lorex doorbell system
 RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











