



15 TUSCANY RIDGE Park, Calgary T3L 2H7

MLS®#: **A2170850** Area: **Tuscany** Listing **10/04/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **5,457 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,374**
 Low Sqft:
 Ttl Sqft: **2,374**

DOM

47
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Close to Clubhouse,Front Yard,Lawn,Garden,Gentle Sloping,Landscaped,Many Trees,Street Lighting,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 14`7"
Kitchen	Main	13`0" x 12`8"
Family Room	Main	10`0" x 9`8"
Bedroom	Upper	10`6" x 9`11"
Bedroom	Lower	13`11" x 8`0"
Family Room	Lower	16`5" x 12`5"
Office	Main	11`0" x 9`1"

Room	Level	Dimensions
Dining Room	Main	10`6" x 11`3"
Nook	Main	8`0" x 9`11"
Bedroom - Primary	Upper	14`9" x 12`11"
Bedroom	Upper	14`4" x 9`11"
Bedroom	Lower	13`11" x 9`9"
Kitchen	Lower	14`0" x 12`2"
2pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom
5pc Ensuite bath

Upper
Upper

0`0" x 0`0"
0`0" x 0`0"

4pc Bathroom
4pc Ensuite bath

Lower
Lower

0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9813151

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to this stunning, meticulously designed home located on a quiet street in the sought-after community of Tuscany. As you step through the grand main entrance, you're greeted by soaring 18-foot ceilings and a large, welcoming foyer, setting the tone for the elegance that flows throughout the entire property. To the right, the formal living room mirrors the grandeur with its own 18-foot ceilings, providing an airy and open space perfect for entertaining or quiet reflection. Continuing into the expansive main floor, the heart of the home reveals itself in the open-concept kitchen, complete with top-of-the-line stainless steel appliances, gleaming granite countertops, a large center island, and beautiful custom cabinetry. Whether you're a culinary enthusiast or love hosting gatherings, this kitchen is perfectly equipped. Adjacent to the kitchen is a casual dining area with direct access to the large deck, where you can enjoy picturesque views of the lush, landscaped backyard—an oasis of privacy surrounded by mature trees. For more formal occasions, an additional formal dining room is conveniently located off the kitchen, offering ample space to host family and friends. Next to the kitchen, you'll find a second living room, centered around a grand gas fireplace with a stunning custom mantle. The abundance of natural light streaming in through the large windows bathes this space in warmth, making it the perfect spot to relax while overlooking the serene backyard. Heading up the grand staircase, you'll discover the spacious primary suite, a true retreat featuring a luxurious five-piece ensuite and large windows that offer stunning views of the backyard. The upper level also includes two generously sized additional bedrooms and another four-piece bathroom, providing ample space for family or guests. The walkout lower level has been thoughtfully designed to function as a full secondary illegal suite, complete with its own updated kitchen featuring premium appliances and a dining area. This level boasts another cozy living room, centered around a second gas fireplace, perfect for gathering around on cool evenings. The lower level offers two additional bedrooms and two full bathrooms and a secondary laundry room. The downstairs primary bedroom includes a private four-piece ensuite, while the secondary bedroom enjoys direct access to an additional four-piece bathroom. Large windows throughout the lower level flood the space with natural light, and it walks out onto a covered patio, offering peace, privacy, and a connection to the tranquil backyard. Practicality meets convenience with the oversized double garage, which connects to the mudroom and upper-level laundry area, providing easy access to the main floor. This property is a true gem, offering a perfect blend of luxury, comfort, and privacy. Nestled on a quiet street and close to all the amenities that the beautiful community of Tuscany has to offer, this home is the epitome of refined living.

Inclusions:
Property Listed By:

**Refrigerator (Lower Level), microwave (Lower Level), Dishwasher (Lower Level), Washer/ Dryer (Lower Level), Stove (Lower Level)
RE/MAX First**

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











