



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**261 TUSCANY RIDGE Heights, Calgary T3L 3C1**

MLS®#: **A2180127**

Area: **Tuscany**

Listing Date: **11/21/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,187 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,297**  
Low Sqft:  
Ttl Sqft: **2,297**

DOM

**30**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`10" x 12`2"
Living Room	Main	161`1" x 12`4"
2pc Bathroom	Main	
Bedroom - Primary	Second	15`2" x 12`6"
Bedroom	Second	12`2" x 9`5"
4pc Bathroom	Second	
Laundry	Main	8`7" x 7`10"

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`1" x 10`9"
Pantry	Main	10`2" x 3`11"
Bonus Room	Second	16`0" x 14`11"
Office	Second	8`9" x 8`7"
Bedroom	Second	12`2" x 9`1"
5pc Ensuite bath	Second	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1N**

**0414487**

Remarks

Pub Rmks: **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**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Mountain View)**

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











