



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 TUSCANY RIDGE Park, Calgary T3L2H7**

MLS® #: **A2189203**      Area: **Tuscany**      Listing Date: **01/21/25**      List Price: **\$840,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1998**      Abv Sqft: **2,029**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,994 sqft**      Ttl Sqft: **2,029**  
 Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Water Softener,Window Coverings**  
 Int Feat: **Bar,Bookcases,Vaulted Ceiling(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Upper</b>	<b>12`10" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 10`6"</b>
<b>Den</b>	<b>Main</b>	<b>12`0" x 9`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`9" x 12`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`0" x 12`7"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>14`0" x 13`0"</b>	<b>Family Room</b>	<b>Lower</b>	<b>17`0" x 15`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

3pc Bathroom

Second

3pc Bathroom  
Legal/Tax/Financial

Lower

Title:  
**Fee Simple**  
Legal Desc:

9813151

Zoning:  
**R-1**

Remarks

Pub Rmks: **Located in the prestigious and family-friendly community of Tuscany, this stunning estate home offers the perfect blend of convenience, elegance, and natural beauty. Known for its extensive parks, walking trails, and breathtaking mountain views, Tuscany provides a vibrant yet serene lifestyle. Within a 5-minute walk, you'll find the Tuscany Market shopping mall, offering a variety of shops and services, as well as the Tuscany Club, a hub for community events, recreational activities, and family fun. Education is a breeze with top-rated schools nearby! Eric Harvie, St Basil, Twelve Mile Coulee, and Tuscany School are all within a 10-minute walk—making school runs hassle-free. This beautifully designed 2-story split home features 4 spacious bedrooms and 3.5 bathrooms, making it ideal for family living. The vaulted ceilings create an airy and grand ambiance, while the walk-out to grade basement provides additional living space with direct access to the large backyard. Situated on a generous lot, the home showcases stunning mountain views, creating a peaceful retreat right in your backyard. A double attached garage offers ample storage and convenience, and the home's prime location makes it a quick drive to the mountains for weekend adventures. With its blend of functionality, beauty, and an unbeatable location close to local amenities, this home truly has it all. Don't miss your chance to experience the best of Tuscany living in this exceptional property!**

Inclusions:  
Property Listed By: **none**  
**eXp Realty**

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

