



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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235 Tuscany Ridge View NW
Calgary, Alberta

MLS # A2260272



\$779,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Storage shed. NOTE: alarm system/Skybell doorbell contract can be assumed at \$50/month (Telus).		

All you need to do is move-in, unpack & enjoy this truly wonderful home in the popular family community of Tuscany, nestled here on this quiet crescent within walking distance to the Tuscany Club & Market. This beautifully updated two storey from Cedarglen boasts vinyl plank floors & brand new central air, total of 4 bedrooms + den, sleek white kitchen with quartz countertops & a host of improvements including new roof, basement development, landscaping & paint. Bathed in natural light, you'll just love the open concept flow of the main floor with its expansive windows, spacious living room with stone-facing fireplace, large dining room with access to the backyard deck & designer kitchen with island & soft-close cabinetry, walk-in pantry & stainless steel appliances (all new 2023-2024) including Samsung stove with induction cooktop + reverse osmosis system. Upstairs there are 3 lovely bedrooms & 2 full bathrooms...highlighted by the primary bedroom with walk-in closet & renovated ensuite with quartz-topped double vanities, free-standing tub & oversized shower with body-jets. The newly finished basement - completed in 2023 with permits, has a great-sized 4th bedroom, full bathroom & rec room with built-in ceiling speakers. Main floor also has a dedicated main floor office with French doors & laundry room with Samsung washer & dryer. The backyard is fully fenced & landscaped, with a storage shed for your gardening tools & terrific deck where you can enjoy the great outdoors. Among the many improvements since 2023: basement, tile floors in 2nd floor family bathroom, kitchen & laundry appliances, toilets, interior paint, garage door opener, master ensuite, exterior landscaping (front & back), front door & garage door paint, roof & central air (warranty until 2035). Top-notch location here in one of Northwest Calgary's most desirable neighbourhoods,

within minutes to all 4 of Tuscany’s schools (Eric Harvie, Twelve Mile Coulee, St. Basil & Tuscany), the Tuscany LRT & bus stops, off-leash areas & parks, plus quick & easy access to Stoney & Crowchild Trails to take you to Crowfoot Centre, Shane Homes YMCA, University of Calgary, major retail centers, hospitals & downtown.