

11 Tuscany Ridge Park NW  
Calgary, Alberta

MLS # A2189203

\$840,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Tuscany                            |        |                   |
| Type:     | Residential/House                  |        |                   |
| Style:    | 2 Storey Split                     |        |                   |
| Size:     | 2,029 sq.ft.                       | Age:   | 1998 (27 yrs old) |
| Beds:     | 4                                  | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached             |        |                   |
| Lot Size: | 0.11 Acre                          |        |                   |
| Lot Feat: | Landscaped, Rectangular Lot, Views |        |                   |

|             |                                    |            |     |
|-------------|------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas            | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood     | Sewer:     | -   |
| Roof:       | Asphalt Shingle                    | Condo Fee: | -   |
| Basement:   | Finished, Full, Walk-Out To Grade  | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame                 | Zoning:    | R-1 |
| Foundation: | Poured Concrete                    | Utilities: | -   |
| Features:   | Bar, Bookcases, Vaulted Ceiling(s) |            |     |

Inclusions: none

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!