

329 Tuscany Reserve Rise NW
Calgary, Alberta

MLS # A2207199

\$824,900

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|-----------|-----------------------------------------------------|--------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,087 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|-------------|--------------------------------------------------------------------------------------------|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) | | |

Inclusions: None

This beautifully maintained two-storey home by Cardel Homes is located in the highly sought-after community of Tuscany. Featuring a functional bonus room floor plan, the main level boasts maple hardwood floors, granite countertops, maple railing, black appliances including a gas stove, and a kitchen with a breakfast bar that opens to the dining area overlooking the fully fenced backyard. A spacious great room, den with a built-in wall unit, and convenient main-floor laundry complete the main level. Upstairs offers three generously sized bedrooms, including a primary suite with a five-piece ensuite, and a bright, expansive bonus room. The professionally finished basement includes a family room wired for surround sound, a bedroom, workout area, three-piece bathroom, and storage/mechanical room. Additional highlights include central air conditioning, new roof shingles, recently replaced hot water tank, and close proximity to schools, shopping, Crowchild and Stoney Trail. Ideal for a growing family—book your private viewing today!