# \$824,900 - 329 Tuscany Reserve Rise Nw, Calgary

MLS® #A2207199

# \$824,900

4 Bedroom, 4.00 Bathroom, 2,087 sqft Residential on 0.10 Acres

Tuscany, Calgary, Alberta

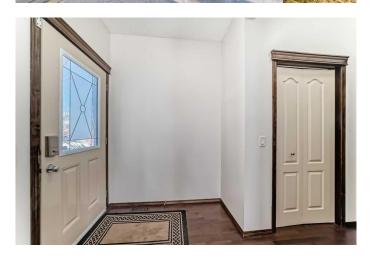
This beautifully maintained two-storey home, built by Cardel Homes, is located in the highly sought-after community of Tuscany. Featuring a functional bonus room floor plan, the main level boasts maple hardwood floors, granite countertops, maple railing, black appliances, including a gas stove, and a kitchen with a breakfast bar that opens to the dining area overlooking the fully fenced backyard. The main level is complete with a spacious great room, den with a built-in wall unit, and convenient main-floor laundry.

Upstairs, there are 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, a workout area, a three-piece bathroom, and a storage/mechanical room.

Additional highlights include central air conditioning, new roof shingles, a recently replaced hot water tank, and proximity to schools, shopping, Crowchild, and Stoney Trail. Ideal for a growing familyâ€"book your private viewing today!







#### Built in 2006

#### **Essential Information**

MLS® # A2207199 Price \$824,900

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,087 Acres 0.10 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 329 Tuscany Reserve Rise Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 0A5

## **Amenities**

Amenities None

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Driveway

# of Garages 2

### Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard
Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed April 4th, 2025

Days on Market 47

Zoning R-CG

HOA Fees 277

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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