

# \$688,800 - 106 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2207178

**\$688,800**

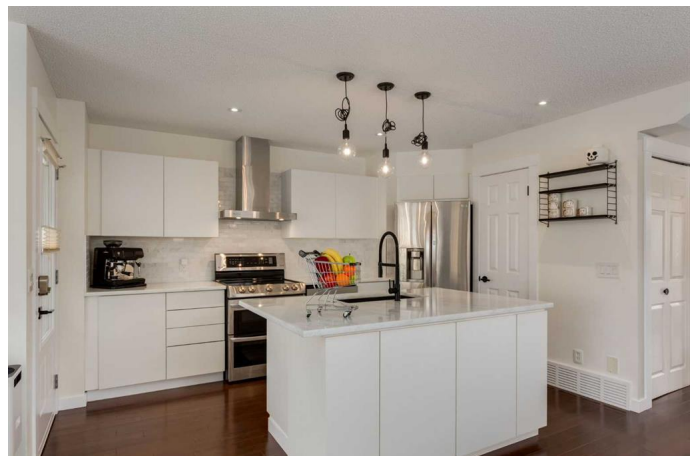
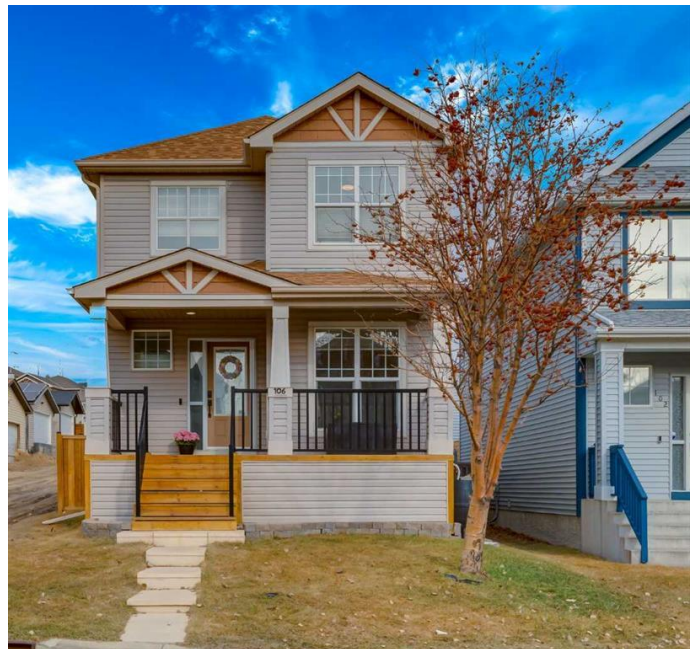
4 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

**LOCATION! LOCATION! LOCATION!**

Don't miss out on the opportunity to own a fantastic, beautiful home in the highly desirable Tuscany neighbourhood! Featuring 4 spacious bedrooms and 2.5 bathrooms, This beautiful two-story house boasts over total 2,000 square feet of living space, with a western exposure that allows for an abundance of natural sunlight. The open and spacious main floor features modern looking, while the well-appointed gourmet kitchen offers sparkling marble countertops, generous storage, and upgraded stainless-steel appliances. Fabulous BASEMENT! The fully finished basement has been professionally developed and features a recreation room with lots of storage and plenty of room to create your own space. The upper-level also has been FULLY RENOVATED and Oversized 24' x 24' Garage provides extra room for all your desired toys and camping / sports gear. This home is in a great location, with easy access to all the amenities of the Shopping Plaza, as well as excellent schools and the C-train Station. There is always more things! Garage Attic Storage, Central Air Condition in 2022, Roof Shingles in 2021, Hot Water Tank in 2023. Don't wait \*\*Take the 3D tour\*\* and see for yourself just how magnificent this home truly is! Call your favourite Realtor to book a showing today

Built in 2004



## Essential Information

MLS® #	A2207178
Price	\$688,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	106 Tuscany Ridge Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3A6

## Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated, Oversized, See Remarks
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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