

**99 Tuscany Ridge Heights NW  
Calgary, Alberta**

**MLS # A2231321**



**\$689,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,810 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** RING doorbell, play structure, bidet attachment master bath. NOTE: AC <as is>

Looking for the perfect home to raise your family in? Then look no further than this lovingly maintained two storey in the highly-desirable community of Tuscany. Walking distance to Eric Harvie School & the community hub/fire station #42, this former NuVista Homes showhome enjoys hardwood floors & oak kitchen, 3 bedrooms + bonus room, SOLAR PANELS & a host of improvements including appliances, roof & hot water tank. With its family-friendly floorplan you are sure to love, this warm & inviting home has a great-sized living room with large windows, open concept dining room with access to the backyard & oak kitchen with raised eating bar, walk-in pantry & white appliances including Whirlpool stove/convection oven & new (2023) LG dishwasher. A total of 3 bedrooms & 2 full bathrooms on the upper level, highlighted by the primary bedroom with walk-in closet & ensuite with separate shower & soaker tub. Over the garage is the Southwest-facing bonus room with vaulted ceilings & fireplace. The unspoiled lower level offers tremendous potential for future living space&hellip;prime for another bedroom, bath & rec room. Additional features include the main floor laundry with newer (2020) LG washer & dryer, built-in ceiling speakers, garage with workbench & roughed-in infloor heating, natural gas line for your BBQ on the backyard deck & the roof was replaced in 2021 & the water tank in 2019. Prime location in one of Northwest Calgary&rsquo;s most popular communities, only minutes to shopping at the Tuscany Market, the Tuscany Club (with its waterpark, tennis courts, rec centre & rink), all neighbourhood schools & the LRT, parks & playgrounds, winding ravine trails & easy access to Crowchild & Stoney Trails to take you to Crowfoot Centre, University of Calgary, hospitals & downtown.