

# **\$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 family—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,
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	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	50
Zoning	R-CG
HOA Fees	277
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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