\$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

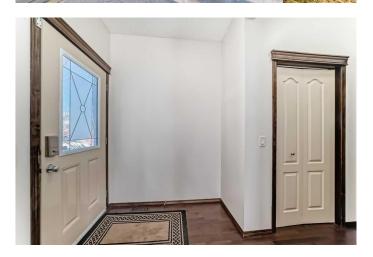
This beautifully maintained two-storey home, built by Cardel Homes, is located in the highly sought-after community of Tuscany. Featuring a functional bonus room floor plan, the main level boasts maple hardwood floors, granite countertops, maple railing, black appliances, including a gas stove, and a 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 44

Zoning R-CG

HOA Fees 277

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.