

**329 Tuscan Reserve Rise NW
Calgary, Alberta**

MLS # A2207199



\$834,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: None

This beautifully maintained two-storey home 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. A spacious great room, den with a built-in wall unit, and convenient main-floor laundry complete the main level. Upstairs offers 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, workout area, three-piece bathroom, and storage/mechanical room. Additional highlights include central air conditioning, new roof shingles, recently replaced hot water tank, and close proximity to schools, shopping, Crowchild and Stoney Trail. Ideal for a growing family—book your private viewing today!