

252 Tuscany Reserve Rise NW Calgary, Alberta

MLS # A2236329



\$783,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Dishwasher, Hood fan, Built in Microwave, AC Unit, All window coverings, Water softener, Garage door opener with control(s), Water softener

Welcome to this beautifully updated two-storey detached home located in the highly sought-after community of Tuscany! This 3-bedroom, 2.5-bathroom, air conditioned home offers a perfect blend of comfort, style, and space for the modern family. Step inside to discover updates such as fresh new paint, updated fixtures, and a warm, welcoming layout that flows effortlessly from room to room. The heart of the home is the stunning updated kitchen, featuring gleaming stainless steel appliances, a large corner pantry, designer tile backsplash, a breakfast bar, and ample cabinetry—perfect for both daily living and entertaining. Adjacent to the kitchen is a bright dining space and a cozy living room with a corner gas fireplace, ideal for relaxing evenings or hosting guests. Upstairs, you’ll find a spacious bonus room, perfect for an additional living space or home office. The generously sized primary bedroom features automatic blackout blinds, a walk-in closet and a beautifully updated 5 piece ensuite bathroom. Two additional bedrooms and a full bathroom complete the upper level. The unfinished basement hosts a well maintained mechanical room, complete with a water softener and AC, and offers endless possibilities for future development. Outside, enjoy the large deck and fully fenced backyard—a great space for kids, pets, or weekend BBQs. A double attached garage provides both convenience and extra storage. Located in a quiet area of Tuscany and close to schools, parks, trails, and shopping, this move-in-ready home offers the perfect combination of value, space, and location.