

\$799,500 - 329 Tuscany Reserve Rise Nw, Calgary

MLS® #A2207199

\$799,500

4 Bedroom, 4.00 Bathroom, 2,087 sqft

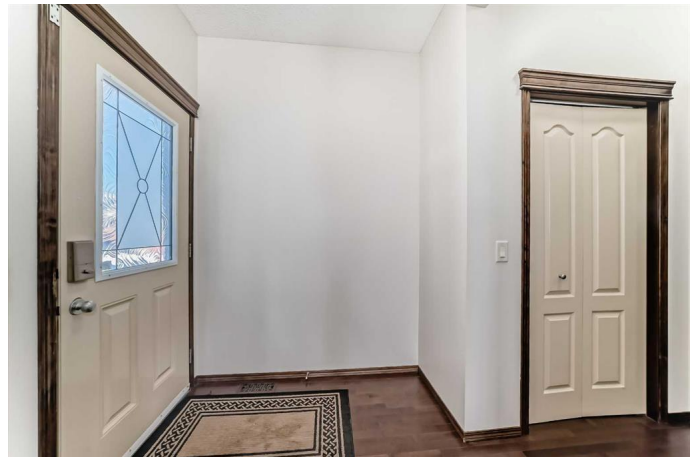
Residential on 0.10 Acres

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	\$799,500
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	78
Zoning	R-CG
HOA Fees	277
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.