

\$783,900 - 252 Tuscan Reserve Rise Nw, Calgary

MLS® #A2236329

\$783,900

3 Bedroom, 3.00 Bathroom, 1,798 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

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.

Built in 2006

Essential Information

MLS® #	A2236329
Price	\$783,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,798
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	252 Tuscan Reserve Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window

	Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.