

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

MLS® #A2207199

**\$799,500**

4 Bedroom, 4.00 Bathroom, 2,087 sqft

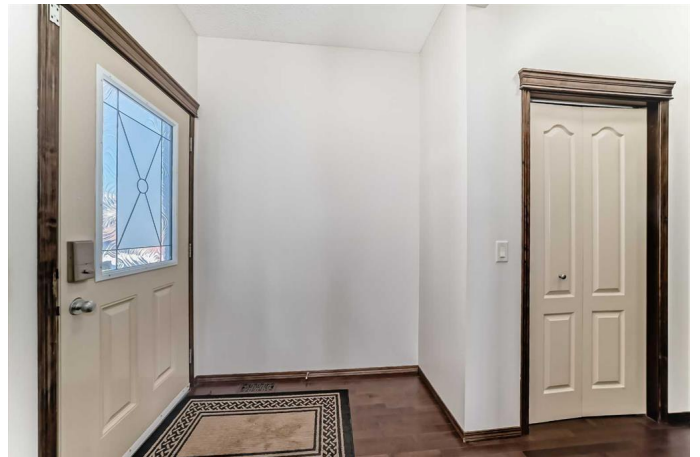
Residential on 0.10 Acres

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        | Double Garage Attached, Driveway, Concrete Driveway |
| # of Garages   | 2                                                   |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
|                 | Walk-In Closet(s), Storage                                                                   |
| Appliances      | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner |
| 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 | 73              |
| Zoning         | R-CG            |
| HOA Fees       | 277             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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