

\$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, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove |
| 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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