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

MLS® #A2236329

\$783,900

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

Tuscany, Calgary, Alberta

*** OPEN HOUSE Sat Jul 12, 2025 2pm â€" 4pm *** 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 cabinetryâ€"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'II 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 backyardâ€"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 Tuscany 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 3

Zoning R-CG

HOA Fees 307

HOA Fees Freq. ANN

Listing Details

Listing Office Greater Property Group

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