

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

MLS® #A2236329

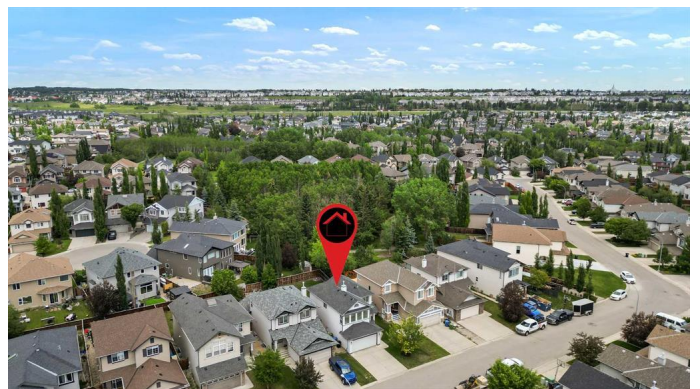
**\$783,900**

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 | 11             |
| Zoning         | R-CG           |
| HOA Fees       | 307            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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