

# \$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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