

\$790,000 - 285 Tuscany Ridge Heights Nw, Calgary

MLS® #A2261016

\$790,000

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

~WELCOME to the Desirable Community of TUSCANY ~ Situated in close proximity to all amenities, this community boasts the Tuscany LRT station, park, playground, walking distance to Eric Harvey, Twelve Mile Coulee Junior High School, Catholic school, and French immersion school.

*This meticulously maintained by "ORIGINAL OWNER" and pristine two-story residence spans 2705 square feet and comprises four bedrooms, three and a half bathrooms, a double-attached front garage, and a fully finished basement has a HUGE REC ROOM a bedroom and a full washroom. Conveniently located near all amenities, Stoney Trail Ring Road, Crow-Child Trail, Tuscany Market, Tuscany Club, parks, and the Tuscany LRT station, BOWNESS PARK, EASY ACCESS TO THE MOUNTAINS.

Your new home welcomes you with an open concept, bright, and spacious living area. Gleaming hardwood flooring permeates the main floor, while a spacious den connects to the living space. Your spacious living room is Flooded with tons of natural light and features a cozy gas fireplace. Your NEW CHEF™ KITCHEN Boasts a lots of Cabinetry, an island, and all stainless steel appliances, including a refrigerator, electric stove, hood fan, dishwasher, washer, and dryer. A dining area off the kitchen provides ample space for a large dining table. The main floor also includes a two-piece washroom and laundry facilities.



*Upper level also features, a Huge Bright BONUS ROOM facing east with ample windows*Upper level Your House has a Large size Master Bedroom, Your master suite will be a private Oasis with SOAKER tub & standing Shower,A walk-in closet & This level also has 2 other LARGE SIZED BEDROOMS A full 3 PIECE bathroom complete this Level. The BASEMENT IS FULLY FINISHED with a one-bedroom, full 3 Piece washroom a TILED STANDING SHOWER, and a spacious REC ROOM featuring an electric fireplace.The backyard is fully landscaped, fenced, and boasts a spacious deck ideal for barbecuing. It is a sunny west-facing backyard perfect for summer gatherings and includes a hot tub suitable for winter gatherings. This immaculate house is furnished with all appliances, a hot tub, water softener, and a central vacuum system. Do not miss out on this opportunity to view!

Built in 2005

Essential Information

MLS® #	A2261016
Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 285 Tuscan Ridge Heights N
Subdivision Tuscan
City Calgary
County Calgary
Province Alberta
Postal Code T3L2B8



Amenities

Amenities None
Parking Spaces 4
Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Glass Doors
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Dog Run, Private Yard
Lot Description Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, See Remarks, Yard Drainage
Roof Asphalt Shingle
Construction Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025
Zoning R-CG
HOA Fees 310

HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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