

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

MLS® #A2261016

\$790,000

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Single Family 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! (id:6289)

Built in 2005

Essential Information

Listing #	A2261016
Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,988
Acres	0.10
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	285 Tuscan Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2B8

Amenities

Amenities	Golf Course, Park, Playground
Features	Cul-de-sac, See remarks, PV
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2



Interior

Appliances	Washer, Refrigerator, Dishwasher, Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Estate Professionals Inc.
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Listing information last updated on October 12th, 2025 at 2:46pm PDT