

\$650,000 - 35 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2263545

\$650,000

4 Bedroom, 4.00 Bathroom, 1,347 sqft
Single Family on 0.10 Acres

Tuscany, Calgary, Alberta

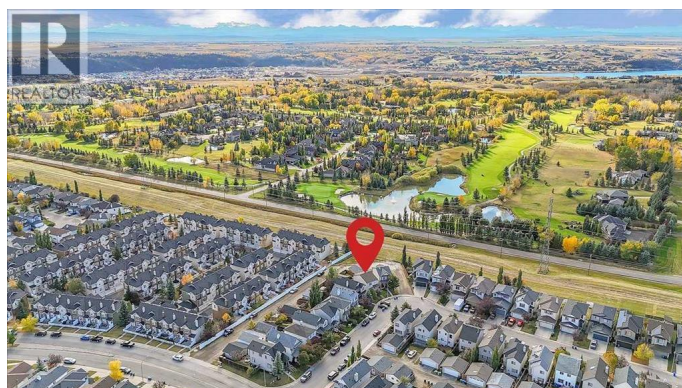
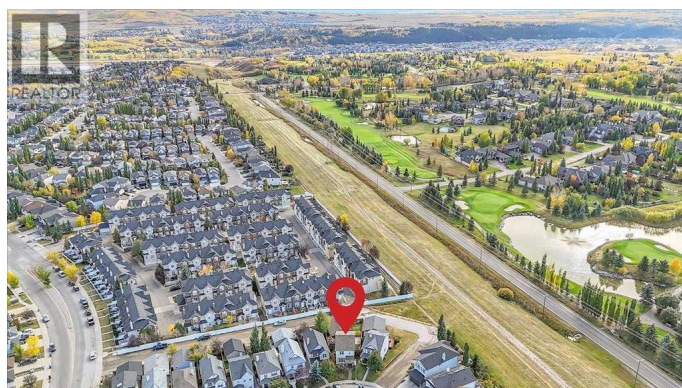
***OPEN HOUSE Sunday Oct 12th

1:00pm-3:00pm*** Welcome home to 35

Tuscany Ridge Terrace NW, a bright and welcoming 4-bedroom, 3.5-bath gem with a double detached garage and fully finished basement, backing southwest onto a generous pie-shaped lot with golf course and mountain views. Nestled at the end of a quiet street in Tuscany, this home blends family comfort with everyday convenience. As you step inside, youâ€™re greeted by a naturally lit, open-concept living room flowing seamlessly into the kitchen. The SW-facing kitchen

features newer appliances, a raised eating nook, and direct access to the large deckâ€”ideal for grilling, relaxing, and watching kids play in the backyard. Recent updates include fresh flooring, new paint, and enhanced lighting. Practical features like hot water on demand and a water softener add to the peace of mind. Upstairs, the primary retreat boasts a 4-piece ensuite and walk-in closet. Two additional bright south-facing bedrooms and a full 4-piece bathroom complete this level. Downstairs, youâ€™ll find a fully

developed lower level with a spacious media room (complete with 7.2 surround sound), a 4th bedroom, and a 3-piece bathroomâ€”perfect for guests or older kids. Step outside and youâ€™ll love the fully landscaped yard, massive deck, and the quiet enjoyment of backs onto Lynx Ridge Golf Course with sweeping mountain views. The detached garage (built 2013) adds



convenience and storage. This home sits just steps from a playground and is minutes from everything families value—schools, parks, shopping, and transit. With its combination of updates, layout, and location, this could be the home your family will love for years to come.
(id:6289)

Built in 2004

Essential Information

Listing #	A2263545
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,347
Acres	0.10
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Tuscany Ridge Terrace Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L3A5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No neighbours behind, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings, Water Heater - Tankless
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Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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Listing information last updated on October 14th, 2025 at 8:46pm PDT