

\$789,900 - 261 Tuscany Ridge Heights Nw, Calgary

MLS® #A2200556

\$789,900

3 Bedroom, 3.00 Bathroom, 2,302 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this beautiful, bright & inviting family home in the highly sought-after community of Tuscany! This 3-bedroom, 2.5-bathroom home seamlessly blends modern upgrades, thoughtful design, and energy-efficient features. Upon entering, youâ€™re greeted by a spacious foyer complete with a built-in bench seat and soaring 9â€™ ceilings that enhance the open, airy feel of the main floor. The stunning great room features large windows, and a cozy gas fireplace offering the perfect spot to unwind and relax. At the heart of the home is the gourmet kitchen, featuring new quartz countertops, a sleek undermount double sink, and ample cabinetry for storage. Cooking and entertaining are a breeze with the large island and a convenient walk-through pantry that leads to the laundry/mudroom which is ideal for unloading groceries when entering from the garage. Upstairs, youâ€™ll find a versatile bonus room with surround sound and vaulted ceilings, perfect for movie nights or a play area. A dedicated home office space, flooded with natural light, provides the perfect setting for work or study. The spacious master suite features a walk-in closet and a luxurious 5-piece ensuite with new quartz countertops. Two additional bedrooms and a 4-piece bathroom complete the upper floor. The fully insulated and drywalled double garage is a standout feature, equipped with epoxy floors for a sleek, durable finish. The home also comes with central A/C to keep you



comfortable year-round. ENERGY EFFICIENCY is a highlight in this home, with solar panels on the roof providing impressive energy savings. The large, undeveloped basement is roughed in for a bathroom and offers tremendous potential for future customization. Step outside into the west-facing backyard and enjoy evenings on the expansive composite deck or lower patio, perfect for relaxing or entertaining. Additional updates include a brand-new roof installed in 2020 and newly refinished maple hardwood floors throughout the main floor. Located in a family-friendly community with walking access to nearby schools, shopping, parks, and walking trails, this home offers the perfect combination of comfort, style, and convenience. Don't wait, start making memories in this exceptional home today!

Built in 2005

Essential Information

MLS® #	A2200556
Price	\$789,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,302
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	261 Tuscany Ridge Heights Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C1

Amenities

Amenities	Clubhouse, Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 10th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

Listing Details

Listing Office

Real Broker

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