

# \$949,900 - 165 Tuscany Ridge Park Nw, Calgary

MLS® #A2210794

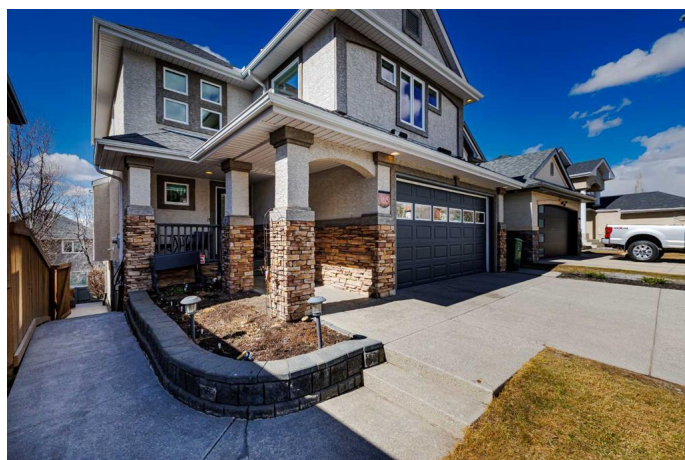
**\$949,900**

3 Bedroom, 4.00 Bathroom, 2,264 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this stunning estate home located in the heart of the highly sought-after community of Tuscany! Perfectly positioned on a quiet cul-de-sac and backing onto a serene west-facing backyard, this exceptional property offers breathtaking mountain views, thoughtfully curated upgrades, and spacious, versatile living. This residence has been meticulously maintained and beautifully updated with a newer furnace and central air conditioning (both 2021), brand-new windows and doors (2024), and stylish new Hunter Douglas window coverings throughout. At the heart of the main floor lies a gourmet kitchen, perfectly designed for both entertaining and daily living. It features gleaming quartz countertops, stainless steel appliances, a large central island with breakfast bar seating, and a convenient walk-through pantry that connects seamlessly to the mudroom. The adjacent eating nook is bright and open, filled with natural light and offering direct access to the back deck. The spacious living room invites you to unwind by the cozy fireplace, elegantly finished with a stone surround and a wooden mantle. Upstairs, the primary suite is a true retreat. Wake up to panoramic mountain views and enjoy the luxury of a spacious walk-in closet complete with custom built-ins, and a spa-inspired 5-piece ensuite featuring a standalone shower, a deep soaking tub, and a dual vanity. Two additional generously sized bedrooms, a full 4-piece bathroom, and an upper-level bonus room with vaulted ceilings



and incredible natural light round out this level. The fully finished walkout basement is an entertainerâ€™s dream and a perfect extension of your living space. Enjoy a welcoming recreation area with a sleek wet bar, as well as a secondary family room anchored by another beautiful corner fireplace with stone surround and wooden mantle. Whether it's movie nights, game days, or weekend gatherings, this space delivers on versatility and charm. Walkout access to the lower patio provides a seamless indoor-outdoor experience, leading you to your landscaped backyard oasis, perfectly oriented to soak in afternoon sun. Additional features include an EV charger. Walking distance to schools, parks, Tuscanyâ€™s exceptional pathway system, and all the amenities that make this community so belovedâ€”this is not just a home, but a lifestyle. Pride of ownership is seen throughout this lovingly cared for home!

Built in 2001

**Essential Information**

MLS® #	A2210794
Price	\$949,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,264
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	165 Tuscany Ridge Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H6

### **Amenities**

Amenities	Clubhouse, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	6
Zoning	R-CG

HOA Fees	298
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.