

# \$974,900 - 171 Tuscany Ridge Close Nw, Calgary

MLS® #A2218399

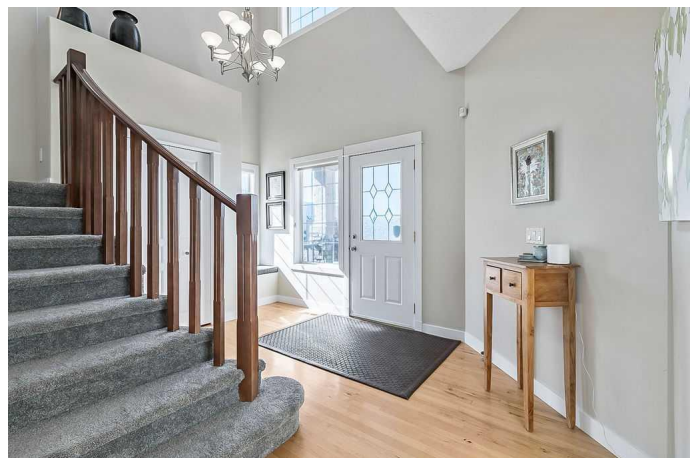
**\$974,900**

5 Bedroom, 4.00 Bathroom, 2,376 sqft

Residential on 0.14 Acres

Tuscany, Calgary, Alberta

Beautifully maintained, this 2-story family home with fully developed basement and only steps from schools, is not to be missed! Situated on a LARGE CORNER LOT, this home offers 5 BEDS + 3.5 BATHS for the comfort of growing families, multigenerational living or those who love to entertain. Step into a space that is polished, practical and a little bit playful! The open-concept floor plan begins with a grandiose foyer, large windows allowing for natural light, and an adorable window bench seat. Moving into the heart of the home, the kitchen will have your inner chef swooning. Think sleek cognac cabinetry, ample counter space, upgraded appliances (Bosch, Miele, LG), central vac toe kicks and a walk thru pantry that leads directly to a mudroom and convenient 1/2 bath – right off the high-ceiling oversized 2-car garage. The airy Livingroom with floor-to-ceiling custom drapery invites cozy nights by the fireplace or lively game nights with friends, while the formal dining area brings a touch of class for hosting dinner parties & holidays feasts. Step outside to the back deck where the gas bbq hookup sets the scene of summer grilling, all in the privacy of your professionally landscaped yard home to mature trees, perennial flower gardens, boulder retained walls, full irrigation system and plenty of room to relax or play. Heading upstairs to the 2nd level designed for both functionality and flow, you™ll find the generous BONUS ROOM again surrounded by windows. Just beyond, discover the primary



bedroom, ensuite with both soaker tub & shower as well as an expansive walk-in closet. 2 ADDITIONAL BEDROOMS + FULL BATH complete the space offering comfort for family or guests. The fully developed basement adds even more everyday convenience to the living space with egress windows throughout. 2 ADDITIONAL BEDROOMS, FULL BATH, family room for the teens to escape for gaming/movie nights and laundry room. An additional bonus is the MASSIVE STORAGE/cold room with built-in shelving and separate fridge/freezer to ensure all your additional items have their space. ALL MAJOR UPDATES HAVE BEEN TAKEN CARE OF!!  
â€“ HE Furnace (January 2025), 55L HWT (March 2025), Upgraded Shingles (<8yrs), Washer, Dryer (<3yrs). â€“ ensuring peace of mind for years to come. Located in close proximity to a K-9 School, this home is as convenient as it is beautiful. Trust the safety of a quick walk to multiple schools, playgrounds, ball diamonds and endless kms of the 12 mile coulee winding pathways. Tuscany offers a vibrant community lifestyle with access to a PRIVATE RESIDENT's REC CENTRE, complete with splash park/pool, tennis courts, ice rink, playground and year-round programming. Enjoy the shopping plaza with the newly renovated Sobeyâ€™s, Dental/Medical/Chiro/Massage, Starbucks, Veterinarian, Liquor, Bank, and Neighbourhood Pub. Bus Stops & Tuscany LRT station is nearby as is Stoney Trail ring road for easy access to the rest of Calgary. **\*\*CHECK OUT THE 3D TOUR WHILE YOU'RE HERE!!!\*\***

Built in 2001

### **Essential Information**

MLS® #	A2218399
Price	\$974,900

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	171 Tuscany Ridge Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K6

### Amenities

Amenities	Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Outdoor Pool
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, Concrete Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Gas Oven, Gas Water Heater, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Blower Fan, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Private, Treed, Underground Sprinklers, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 11th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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