

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

MLS® #A2261016

\$790,000

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential 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™'S 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!

Built in 2005

Essential Information

MLS® #	A2261016
Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 285 Tuscany Ridge Heights N
Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L2B8



Amenities

Amenities None
Parking Spaces 4
Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Glass Doors, Living Room, Mantle
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Dog Run, Private Yard
Lot Description Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot, See Remarks, Street Lighting, Yard Drainage
Roof Asphalt Shingle
Construction Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025
Days on Market 7
Zoning R-CG

HOA Fees	310
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.