

391 Tuscany Ridge Heights NW Calgary, Alberta

MLS # A2287001

\$739,900



Division:	Tuscany	Water:	-
Type:	Residential/House	Sewer:	-
Style:	2 Storey	Condo Fee:	-
Size:	1,826 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached	LLD:	-
Lot Size:	0.11 Acre	Zoning:	R-CG
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Private, Rectangular L	Utilities:	-
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Stone, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Alkaline water system

* SEE VIDEO * OPEN HOUSE this Saturday Feb. 21, 1-4PM * Welcome to this beautifully updated 4-bedroom, 4-bathroom family home offering 2,496.85 sq ft of thoughtfully designed living space, combining comfort, functionality, and style in the highly sought-after community of Tuscany. From the moment you step inside, you'll feel the warm and inviting atmosphere created by recent updates throughout the main floor. The heart of the home is the fully renovated kitchen, featuring a spacious island, newer cabinetry, updated flooring, fresh paint, and quality stainless steel appliances. The adjoining living and dining areas are bright and welcoming, ideal for everyday living and effortless entertaining. Upstairs, the primary suite features a walk-in closet and private ensuite. A spacious second bedroom / bonus room stands out with large windows, a cozy fireplace, and access to an oversized balcony showcasing stunning mountain views. An additional bedroom and full bathroom offer versatile space for family, guests, or a home office. The fully finished basement adds valuable living space, featuring a large family room centred around a second gas fireplace, perfect for movie nights or entertaining — along with an additional bedroom and a half bathroom for added flexibility and comfort. Step outside to enjoy the large west facing backyard with beautiful, unobstructed mountain views — an ideal setting for relaxing, entertaining, or simply enjoying the outdoors. Perfectly located close to schools, shopping, walking and biking paths, this home also offers easy access to nearby golf courses, Tuscany Market, and the Tuscany Club, where residents enjoy exceptional amenities including a gym, outdoor skating rink, tennis courts, pickleball, and a splash park. Offering the perfect balance of privacy, recreation, and everyday convenience,

this location truly enhances the lifestyle this home provides. Book your showing today!