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

MLS® #A2200556

## \$789,900

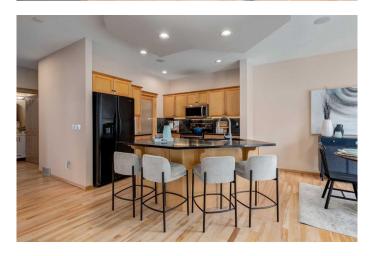
3 Bedroom, 3.00 Bathroom, 2,302 sqft Residential on 0.10 Acres

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, you're greeted by a spacious foyer complete with a built-in bench seat and soaring 9' 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, you'II 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**

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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 3

Zoning R-CG HOA Fees 298 HOA Fees Freq. ANN

# **Listing Details**

# Listing Office Real Broker

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