

\$654,000 - 90 Tuscany Ridge Common Nw, Calgary

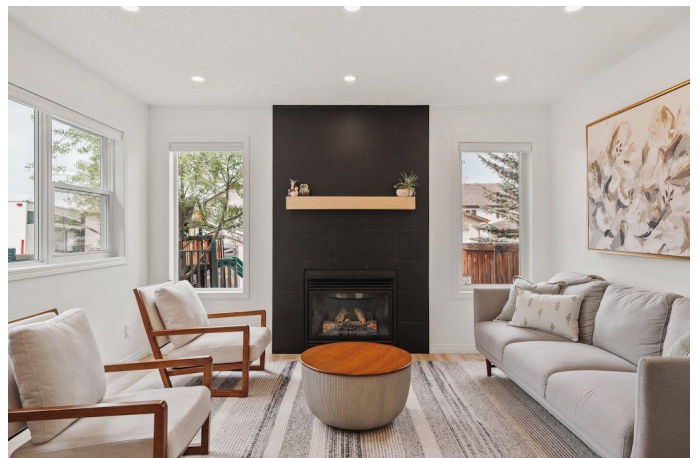
MLS® #A2227613

\$654,000

4 Bedroom, 3.00 Bathroom, 1,439 sqft
Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Price Reduced \$25k! Welcome to this exceptional home nestled in the highly sought-after community of Tuscany. Offering a rare combination of functionality, location, modern updates and affordability. Set on a beautiful lot on a quiet street with a west facing backyard and an east facing front porch to enjoy your morning cup of coffee. As you step through the front door, you're greeted with an abundance of natural light, crisp white walls, beautifully updated vinyl flooring, plush grey carpet and a striking staircase with updated railings. A large, bright home office off the entryway provides the perfect space for remote work or quiet focus. Alternatively, this space could be used for a formal dining area for hosting dinner guests. The open concept main floor features the kitchen with stainless steel appliances, an updated Bosch dishwasher (2023), pantry, a raised breakfast bar and is beautifully integrated with the dining and family room area. The family room is highlighted by a beautiful gas fireplace with an updated mantle and framed by large windows overlooking the backyard. The upper floor features a huge primary suite with room to accommodate a king size bed with nightstands, a raised lounging area overlooking the backyard with mountain views and a 3pc en-suite bathroom. 2 additional bedrooms and a 4pc bathroom complete the upper floor. The 4th bedroom is located in the basement along with the spacious rec room, the utility/laundry area with Samsung AI



technology front load laundry machines (2023) and a storage room. Live comfortably during the hot summer months with the addition of central air conditioning (2022). While the hot tub is not included in the sale, the hot tub electrical rough-in will be there for you to install your dream hot tub to enjoy the backyard year round. Potential to build a double detached garage with alley access at the back of the property. The current set-up allows you to open the back fence to conveniently park a vehicle or store a recreational vehicle on the property. Trust the safety of a quick walk to Eric Harvie School, playgrounds, ball diamonds and Tuscany's exceptional pathway system. Tuscany offers a vibrant community lifestyle with access to a private resident's rec centre, complete with a splash park, tennis courts, ice rink, playground and year-round programming. Enjoy the shopping plaza with the newly renovated Sobey's, Dental/Medical/Chiro/Massage, Starbucks, Veterinarian, Liquor, Scotiabank, and Neighbourhood Pub. Conveniently located by bus stops, the Tuscany LRT station and easy access to Stoney Trail ring road or head west to the mountains for weekend getaways. Check out the iGuide 3D tour and the promotional video!

Built in 2004

Essential Information

MLS® #	A2227613
Price	\$654,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	0.06
Year Built	2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 90 Tuscany Ridge Common
Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 3E2

Amenities

Amenities Recreation Facilities
Parking Parking Pad, Off Street, RV A

Interior

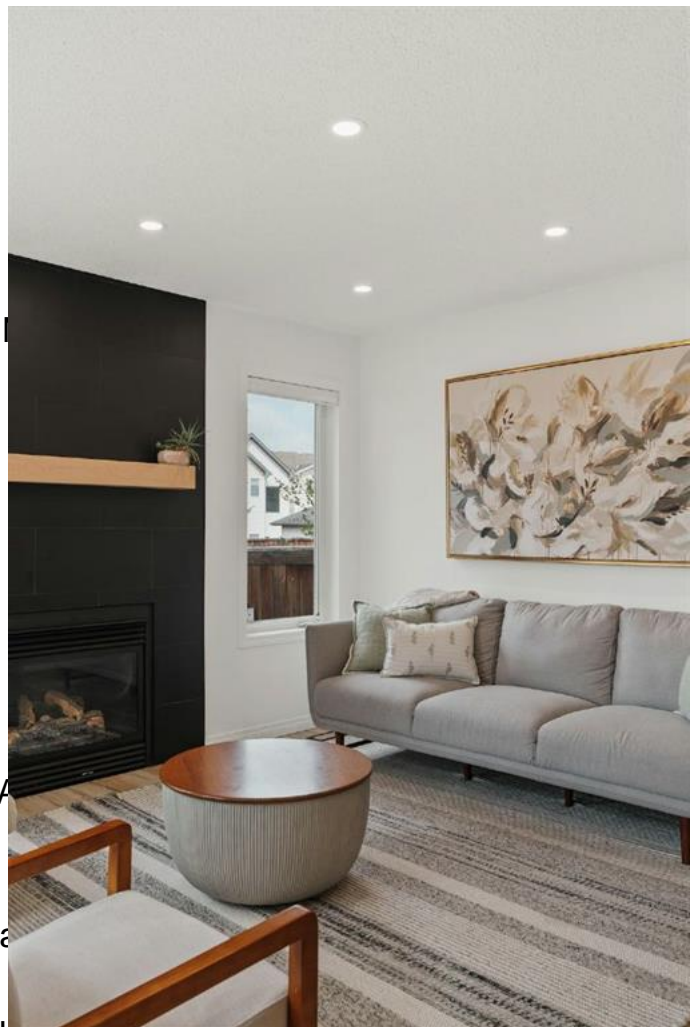
Interior Features Ceiling Fan(s), Open Floorpla
Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,
Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance
Landscape, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025



Days on Market	28
Zoning	DC
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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