

# \$765,000 - 117 Tuscany Ridge Mews Nw, Calgary

MLS® #A2234459

**\$765,000**

4 Bedroom, 4.00 Bathroom, 1,836 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Welcome to 117 Tuscany Ridge Mews NW, a charming and thoughtfully upgraded home located in one of Calgary's most sought-after communities on a huge corner lot. This property offers everything a growing family needs, featuring a bright and functional kitchen with quartz countertops, a gas range, plenty of storage, and a peninsula island perfect for casual dining or entertaining. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and private ensuite, along with two additional bedrooms, a full bathroom, convenient upper-level laundry, and a versatile bonus room ideal for a play area, office, and/or media space. The fully finished basement adds valuable living space with a large rec room and an additional bedroom—perfect for guests, teens, or a home office setup. Outside, enjoy a beautifully south facing landscaped yard complete with a two-level deck—ideal for summer gatherings and relaxing evenings. Boot room off the kitchen that leads to the heated double attached garage with separate door out to dog run. Don't forget the massive trailer parking in the backyard. Located on the best family-friendly cul-de-sac close to schools, parks and shops. This home is the perfect blend of comfort, functionality, and location.

Built in 2005

## Essential Information



MLS® #	A2234459
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,836
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Tuscany Ridge Mews Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3B7

### Amenities

Amenities	Clubhouse, Other, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Game Court Interior
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Gas Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Tile, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Dog Run
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard, Garden, Level, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	70
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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