

\$849,900 - 169 Tuscany Ridge Park Nw, Calgary

MLS® #A2246237

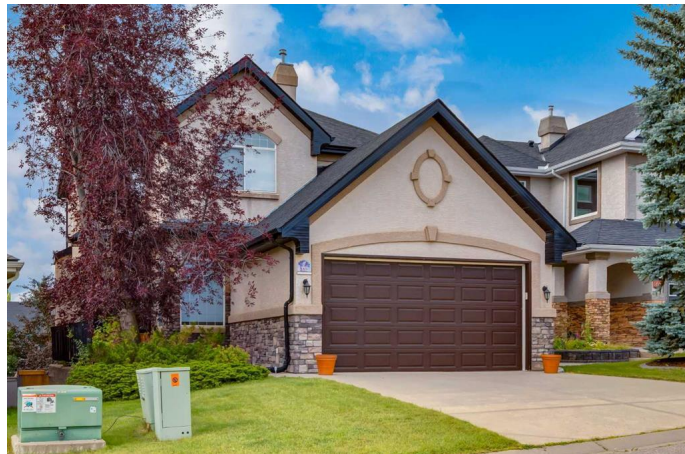
\$849,900

4 Bedroom, 4.00 Bathroom, 2,019 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome to a home that blends thoughtful design, modern updates including porcelain tile floor throughout the main and upper levels, and serene outdoor living – perfectly nestled on a quiet street with a south-facing backyard! From the moment you step inside, you'll appreciate the spaciousness and functionality this beautiful property offers. Just off the front entrance, a large main floor den provides the ideal space for a home office, study, or flex room to suit your lifestyle. The heart of the home is the bright and open kitchen, which offers a walk-through pantry, centre island, and a window above the sink that frames lovely views of the backyard. Open to both the eating nook and living room, this layout encourages seamless flow and connection throughout the main level. The eating nook is warm and inviting, with direct access to the back deck. Meanwhile, the living room offers a welcoming space to relax, with a stunning fireplace featuring stone surround and mantle, vaulted ceilings, and large windows that allow natural light to pour in. The main level laundry adds everyday convenience, tucked away yet easily accessible. Upstairs, the primary bedroom is a private retreat, with a 4-piece ensuite featuring a corner soaking tub, standalone shower, and dedicated vanity space – perfect for unwinding at the end of the day. Two additional bedrooms, one with vaulted ceilings and its own study/nook area and a 4pc bathroom complete this upper level. Downstairs, the fully finished walkout



basement expands your living space with a large recreation area, a comfortable bedroom, and a 3-piece bathroom. From here, step outside to the lower level patio, where peaceful views create the perfect backdrop for morning coffees or evening relaxation. Additional features include a newer roof, furnace, and fence, ensuring comfort and reliability for years to come. With thoughtful updates, inviting living spaces, and a setting that offers both tranquility and beauty, this home is a standout. Whether you’re hosting friends, enjoying a quiet evening by the fire, this home offers the perfect balance of comfort and lifestyle.

Built in 2000

Essential Information

MLS® #	A2246237
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,019
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	169 Tuscany Ridge Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H6

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Landscaped, Close to Clubhouse, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	28
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.