

# \$809,900 - 132 Tuscany Ridge Crescent Nw, Calgary

MLS® #A2224334

**\$809,900**

4 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.10 Acres

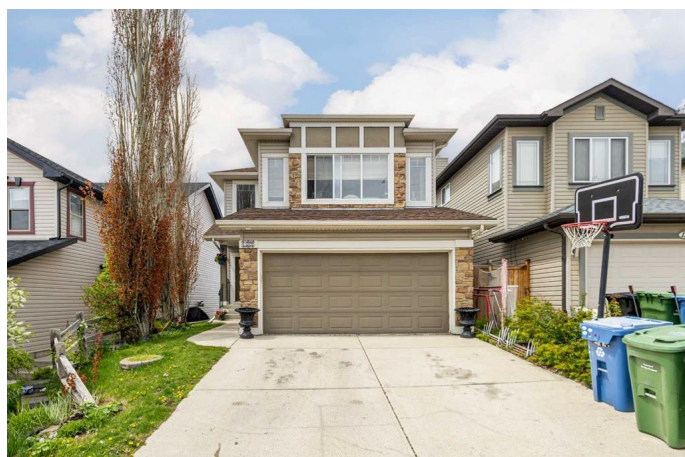
Tuscany, Calgary, Alberta

Welcome to this beautiful two-story walkout home with unobstructed, panoramic views of the Rocky Mountains. Perfectly located on a quiet street in the heart of Tuscany, this home offers both peaceful living and easy access to top amenities including the Tuscany Club, community gardens, Twelve Mile Coulee School outdoor fitness area, shopping, schools, and more. A playground is just across the street—ideal for young families. Step inside to discover abundant natural light, rich hardwood floors, and a cozy stone-faced fireplace with a classic wood mantel in the corner of the great room. The spacious kitchen features ample counter space and storage, along with a bright dining nook that opens to a newly expanded west-facing upper deck—perfect for relaxing, entertaining, or letting your dog out with ease thanks to the stairs leading directly to the backyard.

Upstairs, you'll find a large bonus room filled with sunlight, a spacious primary bedroom with a private ensuite, two additional bedrooms, and a full four-piece bath. The fully finished walkout basement offers a large family room, a fourth bedroom, and a three-piece bathroom. Step outside to the interlocking brick patio and enjoy the beautifully landscaped backyard—a truly incredible space to relax and soak in the spectacular mountain views.

Built in 2005

## Essential Information



MLS® #	A2224334
Price	\$809,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,840
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	132 Tuscany Ridge Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3C6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	45
Zoning	R-CG
HOA Fees	252
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.