

# \$920,000 - 173 Tuscany Ridge Park Nw, Calgary

MLS® #A2224762

**\$920,000**

6 Bedroom, 4.00 Bathroom, 2,337 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome to your dream home in the heart of the charming Hillside Estates of Tuscany, nestled in a quiet peaceful circle, within walking distance to schools, playgrounds, shopping center and the beloved Tuscany Club.

This warm and welcoming home offers 6 bedrooms with over 3,200 sq.ft. of beautifully developed living space, including a bright, fully finished walk-out basement—perfect for growing or multi-generational families. This property features metal roof top with long life span and low maintenance cost, water softener/purify system for better quality of life.

Step inside to a spacious, sunlit foyer that opens to a comfortable family room, ideal for quiet evenings or catching up with guests. The elegant formal dining room is just the right place for holiday dinners and heartfelt celebrations.

At the back of the home, you'll find a cozy great room with a gas fireplace, a bright and airy dining nook with peaceful backyard views, and access to an oversized balcony—perfect for morning coffee or evening sunsets. The heart of the home, the kitchen, is a chef's delight, featuring generous cabinet space, a large island, and sleek stainless steel appliances.



A dedicated home office tucked beside the great room offers the perfect spot for focus and productivity, with just the right amount of separation from the main living areas.

Upstairs, youâ€™ll find a versatile loft area, three spacious guest bedrooms, a 4-piece bath, and a serene primary suite with a spa-inspired ensuiteâ€”a true retreat at the end of the day.

The bright walk-out basement is ideal for extended family or entertaining, with a huge rec room, second gas fireplace, a well-appointed kitchenette, two additional bedrooms, and a full 4-piece bathroom.

Step outside to a lovingly landscaped, well-graded backyard surrounded by mature trees. Whether you're relaxing on the swing or hosting a summer BBQ, youâ€™ll feel wrapped in natureâ€™s calm and comfort. This home is ready to welcome you and your loved onesâ€”donâ€™t miss the chance to make it yours!

Built in 2000

**Essential Information**

MLS® #	A2224762
Price	\$920,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,337
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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### Community Information

Address	173 Tuscany Ridge Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H6

### Amenities

Amenities	Clubhouse, Party Room, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden
Lot Description	Back Yard
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	33

Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Top Producer Realty and Property Management

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