

# \$825,000 - 47 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2234966

**\$825,000**

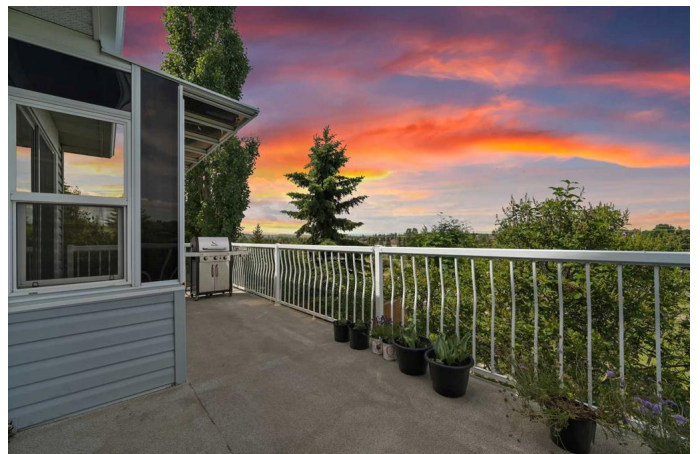
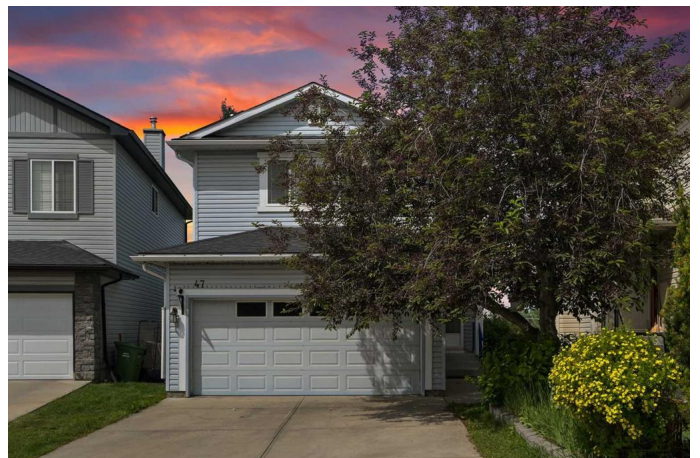
3 Bedroom, 4.00 Bathroom, 1,789 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

\*\*\*Open House Saturday July 5, 2:00-6:00 & Sunday July 6, 12:00-5:00\*\*\*Welcome to this exceptional two-storey walkout home in the highly desirable community of Tuscany, offering panoramic west-facing views of the Rocky Mountains and backing directly onto a peaceful greenbelt with walking paths. Thoughtfully designed and meticulously maintained, this 3-bedroom, 3.5-bathroom home offers over 2,500 sq. ft. of total developed living space, a fully equipped income-generating basement suite, and a private west backyard that captures every stunning sunset.

Step inside and be greeted by rich hardwood flooring, large windows flooding the space with natural light, and a functional open-concept layout. The main level features a welcoming front living room with a gas fireplace, a spacious kitchen with a central island and ample cabinetry, a bright dining area, and a cozy sunroom that opens to the west-facing balcony—perfect for morning coffee or evening wine with mountain views. A 2-piece powder room and main-level laundry add convenience and functionality.

Upstairs, the expansive primary suite offers breathtaking mountain views, a large walk-in closet, and a spa-like 4-piece ensuite with a soaker tub and separate shower. Two additional generously sized bedrooms and another full bathroom complete the upper



level.

The fully developed walkout basement is a standout feature, with a self-contained suite offering its own entrance, kitchen, living area, full bathroom, and dedicated laundry—ideal for extended family, guests, or added rental income.

Enjoy the outdoors in the beautifully landscaped backyard, complete with mature trees, garden space, and direct access to the walking paths and green space beyond. Additional features include an attached double garage, two fireplaces, and over 3,000 sq. ft. of total usable space across all levels.

Located on a quiet street in one of Calgary’s most family-friendly communities—just minutes from schools, parks, Tuscan Club, shopping, transit, and major roadways—this is a rare opportunity to own a move-in-ready home with income potential and unforgettable views.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234966    |
| Price          | \$825,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,789       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 47 Tuscany Ridge Terrace Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 3A5                     |

## Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | None                                                                   |
| Parking Spaces | 4                                                                      |
| Parking        | Double Garage Attached, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                      |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | Wall Unit(s)                                                                                       |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 2                                                                                                  |
| Fireplaces        | Family Room, Gas, Living Room, Decorative, Mantle, Tile                                            |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Suite, Exterior Entry, See Remarks, Walk-Out                                             |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Many Trees, Views |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |
| HOA Fees       | 252             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

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