

\$799,000 - 64 Tuscany Ridge Green Nw, Calgary

MLS® #A2262414

\$799,000

5 Bedroom, 4.00 Bathroom, 1,930 sqft
Residential on 0.13 Acres

Tuscany, Calgary, Alberta

It's everything you could want in a large home for the large family. Almost 3000 sq/ft of living space across all 3 levels with 5 bedrooms on a pie shape lot providing a big back yard. Nestled on a stunning location, tucked away in a quiet corner of the street overlooking a beautiful park/playground, just around the corner from all your daily needs at the local shopping centre. The kitchen is breathtaking with it's huge granite island along with abundant counter and cupboard space and high-end finishes. The cozy living room is well integrated into the open concept of the main floor. The dining room is elegant as is the discrete little powder room just down the hall. Main floor conveniences like the generous mudroom, central laundry and smart walkthrough pantry will impress. No carpets on the main floor or upper level makes the living spaces sleek and clean. The Master bedroom is spacious and well appointed with walk-in closet and 5 pc en-suite bathroom. Two bedrooms and full bath complete the upper level which also boasts peek-a-boo views of the mountains and COP. The lower level is host to 2 more generous bedroom with big bright windows, 4 pc bath and plenty of storage space. The house has been well tended and upgraded with genius features including heat pump cooling/heating system which uses no gas when it's warmer than -5 Celsius and solar panels that provide electric rebates and credits for a good portion of the year. The back yard is the envy of all,



with extensive deck space, tons of yard and a gorgeous atmospheric retreat under the lighted pergola and outdoor fireplace mantle: perfect for cooling autumn nights. Absolutely no compromises or disappointments here, see for yourself and get ready to move home.

Built in 2000

Essential Information

MLS® #	A2262414
Price	\$799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,930
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	64 Tuscany Ridge Green Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J4

Amenities

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

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Jetted Tub
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	High Efficiency, Natural Gas, Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot, Street Lighting, Treed, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2025
Days on Market	23
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

Listing Details

Listing Office	Turnkey Realty
----------------	----------------

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.