$800,000 - 47 Tuscany Ridge Terrace Nw, Calgary
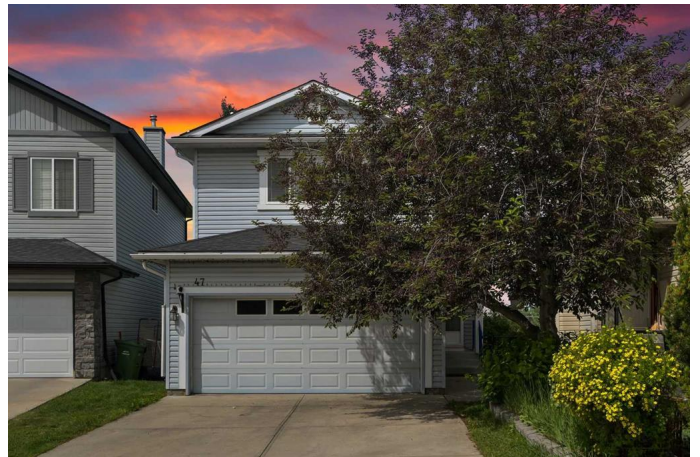
MLS® #A2234966

$800,000

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

Tuscany, Calgary, Alberta

OPEN HOUSE Sunday JULY 20, 12:00-5:00Welcome 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 illegal 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 balconyâ€"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 bedroom 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 illegal suite offering its own entrance, kitchen, living area, full bathroom, and dedicated laundryâ€"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 Calgaryâ€™s most family-friendly communitiesâ€"just minutes from schools, parks, Tuscany Club, shopping, transit, and major roadwaysâ€"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	$800,000
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	Decorative, Family Room, Gas, Living Room, Tile, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks, Suite, Walk-Out

Exterior

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

Additional Information

Date Listed	June 28th, 2025
Days on Market	19
Zoning	R-CG
HOA Fees	252

HOA Fees Freq.   ANN

Listing Details

Listing Office   eXp Realty