



GRASSROOTS
REALTY GROUP

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340 Tuscany Ridge Heights NW
Calgary, Alberta

MLS # A2267004



\$675,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: WASHER (2), DRYER (2)

Make Your Mark in Tuscany! Welcome to this beautifully newly renovated home located on a quiet street in the highly sought-after community of Tuscany. Offering a perfect blend of modern updates, thoughtful design, and family-friendly living, this property is move-in ready and sure to impress. Step inside to discover a bright and open floor plan featuring brand-new luxury vinyl plank flooring, fresh paint throughout, and an abundance of natural light. The stylish chef-inspired kitchen showcases new quartz countertops, new cabinetry, and brand-new stainless steel appliances (refrigerator, stove and hood fan) — a perfect space for cooking and entertaining. The inviting living room features a cozy gas fireplace—ideal for relaxing after a long day. Upstairs, you’ll find a spacious primary suite complete with a walk-in closet and a fully renovated ensuite bathroom featuring a modern vanity, new tile, and upgraded fixtures. Two additional bedrooms, a full bath and laundry complete the upper level, providing ample space for a growing family. The fully finished basement offers a versatile recreation room, den, a secondary laundry and additional storage. A separate side entrance provides flexibility for future use, including the potential to convert the basement into a private suite (a secondary suite would be subject to approval and permitting by the city/municipality). Outside, enjoy the private, landscaped backyard with a large south facing deck, raised planters for your garden and a fire pit — perfect for summer barbecues and outdoor gatherings. Located within walking distance to schools, parks, pathways, and the Tuscany Club, plus easy access to Stoney Trail, Crowchild Trail, and the CTrain, this home combines convenience and comfort in one of Calgary’s most desirable northwest communities.

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