



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

244 Tuscany Ridge View NW Calgary, Alberta

MLS # A2267211



\$849,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Many Trees, Private, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Wired for Data		
Inclusions:	Shed, Hot Tub and Accessories		

Welcome to 244 Tuscany Ridge View NW — a fully renovated two-storey walkout sitting on one of Tuscany's most desirable view lots. Every inch of this home has been updated to combine modern comfort with timeless design and low-maintenance living. The open-concept main floor is filled with natural light, where large west-facing windows frame sweeping mountain and valley views. The custom kitchen features quartz countertops, full-height cabinetry, premium stainless-steel appliances, and flows seamlessly into the dining and family areas — ideal for everyday life and entertaining. Upstairs, you'll find three generous bedrooms including a primary suite with a luxurious ensuite featuring a rain shower and custom built-in closet system. Each bedroom includes its own built-in storage for added convenience. The fully finished walkout basement opens onto a private, low-maintenance backyard with a hot tub and plenty of space for a home gym, office, or media room. Major upgrades include a brand new roof, triple-pane windows, new deck, and updated mechanical systems including furnace, air conditioning, and water softener. Fresh paint, new flooring, lighting, and fixtures complete the home's transformation. Ideally located on a quiet street in family-friendly Tuscany, you're just steps from parks, pathways, and schools, with quick access to Stoney Trail, Crowchild Trail, and the C-Train. This one is truly move-in ready, offering stunning views and a thoughtful renovation from top to bottom. For more information, photos, and a guided 360 tour, click the links below!