



**4 Tuscany Ridge Way NW  
Calgary, Alberta**

**MLS # A2287107**



**\$599,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Cedar Garden Boxes; Curtain Rods; Window Coverings

Welcome to this beautiful 4-bedroom, 3.5-bathroom two-storey home in the highly sought-after community of Tuscany, located at 4 Tuscany Ridge Way NW in Calgary. Step inside to discover a spacious front living room that offers the perfect space to relax or entertain guests. The main floor features an inviting open-concept layout, seamlessly connecting the dining nook and cozy family room &mdash; ideal for both everyday living and hosting gatherings. The kitchen is designed for functionality and connection, complete with a central island, ample cabinetry, and great sightlines throughout the main living area. Upstairs, the generous primary bedroom retreat boasts a walk-in closet and private 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level, offering comfortable space for family or guests. The fully developed basement adds even more versatility with a large recreation room, fourth bedroom, 3-piece bathroom, dedicated laundry area, and plenty of storage space. Step outside to enjoy the spacious two-tiered deck &mdash; perfect for summer barbecues and outdoor entertaining &mdash; along with a double detached garage providing secure parking and additional storage. Located close to parks, schools, pathways, and amenities, this home offers the perfect blend of comfort, space, and community living in one of NW Calgary's most desirable neighbourhoods. Don't miss your opportunity to call this Tuscany gem home!