



**447 Tuscany Ridge Heights NW
Calgary, Alberta**

MLS # A2293440



\$789,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,794 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Storage/Playhouse

Welcome to this beautifully renovated walkout detached home offering stunning mountain and city views. Thoughtfully updated in 2026 with high-quality finishes throughout, this home blends modern elegance with comfortable family living. The bright and spacious main floor features a fully upgraded kitchen with premium materials and contemporary design, perfect for both everyday living and entertaining. Large windows fill the home with natural light while showcasing the scenic views. Upstairs you will find 3 spacious bedrooms plus a versatile bonus room, ideal for a family lounge, home office, or play area. The home offers 3.5 bathrooms, including two luxurious upstairs bathrooms with heated floors, providing added comfort during Calgary's colder months. The walkout basement, professionally developed in 2020 with permits, includes an additional bedroom and a large living area, making it perfect for guests, extended family, or future rental potential. Recent upgrades provide peace of mind, including: Full interior renovation (2026) New roof (2026) New fence (2026) New window blinds (2026) Hot water tank, water softener, and drinking water filtration system (2025) Ideally located in a family-friendly neighborhood, this home is within walking distance to an elementary school (210 m) and close to major amenities including Sobeys shopping plaza (1 km), high school (1.5 km), and LRT station (2 km). This move-in ready home offers modern upgrades, breathtaking views, and exceptional convenience, making it a rare opportunity in today's market.