



GRASSROOTS
REALTY GROUP

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

**395 Tuscany Estates Rise NW
Calgary, Alberta**

MLS # A2294075



\$1,600,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,046 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Landscaped, No Neighbours		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Wet Bar		
Inclusions:	N/A		

Nestled along the ridge in the highly sought-after Estates of Tuscany, this exceptional home offers a rare opportunity to own on this coveted side of the street—backing onto green space with breathtaking west-facing views over Lynx Ridge Golf Course and the mountains beyond. With almost 4,500 sq. ft. of developed living space, it blends luxury, privacy, and everyday comfort. Soaring ceilings and a grand foyer set the tone, while floor-to-vaulted-ceiling windows in the breakfast nook flood the main level with natural light and frame the view. The chef-inspired kitchen features timeless white quartz countertops, stainless steel appliances, custom cabinetry, a large island for gathering, and a walk-through butler’s pantry connecting directly to the formal dining room—perfect for effortless entertaining. This home’s open layout flows into the living room, anchored by a sophisticated gas fireplace, creating an inviting space for both quiet evenings and hosting guests. From the breakfast nook, step out onto the expansive upper deck with a gas line for BBQ, ideal for enjoying warm evenings and the sweeping west-facing views. A private office/den, 2-piece powder room, and a functional mudroom complete the main floor with direct access to the triple attached garage featuring epoxy flooring and slat-wall organization. Upstairs, the primary suite occupies its own private wing, creating a true retreat. A walkway overlooking both the grand foyer and the kitchen below leads to the separate wing where the two additional generously sized bedrooms are located. The primary suite features a spa-inspired 5-piece ensuite with dual vanities, private WC, standalone shower, and deep soaker tub, along with a walk-in closet complete with custom built-ins. A 4-piece bathroom and upper-level laundry room add comfort and convenience, while central air

conditioning ensures comfort throughout the warmer months. The walkout basement offers an impressive footprint with two additional bedrooms (one currently set up as a gym), a large recreation/theatre area with wet bar, and a whimsical under-stair playhouse (Harry Potter would be jealous). From the upper deck, an architectural curved staircase leads down to the fully fenced and beautifully landscaped backyard, creating a private outdoor space for relaxing, entertaining, and enjoying the natural surroundings. The home is also equipped with Gemstone exterior lighting, offering year-round customizable lighting that adds both style and convenience. Opportunities like this are truly rare—especially on this ridge-side stretch of Tuscany. From sun-filled days to golden-hour sunsets over the fairways and mountains beyond, this is a home that feels special every single day. Book your private showing today.