



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

**MLS # A2297189**



**\$1,450,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,647 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Some homes simply feel special the moment you arrive, this is one of them. Tucked into a quiet cul-de-sac in the Estates of Tuscany, this beautifully maintained 6-bedroom family home offers the kind of lifestyle you've been searching for: sunlight, views, privacy, community, and room to truly live. Set on a south-facing corner lot backing onto walking paths and open hillside, the backyard is one of this home's standout features. It is sun-drenched all day, with expansive views of the valley, bow river, downtown skyline, Winsport, and the mountains. From morning coffee at sunrise to evenings watching the last light settle over the mountain peaks, this is a home that makes everyday moments feel elevated. Inside, the layout is warm, functional, and thoughtfully designed for real family life. With over 3,500 sq ft of developed living space, there is room here not just to sleep, but to grow, gather, work, play, host, and unwind. The main floor offers open-concept living that feels connected and welcoming, while still giving you flexibility with a dedicated front office or play space and generous living spaces that invite people to settle in and stay awhile. Upstairs, the home continues to deliver with 4 spacious bedrooms, a large bonus room, and a layout that gives everyone a little breathing room. The bright developed basement adds even more versatility, whether you imagine guest space, older kids, home gym, or movie nights downstairs. What truly sets this home apart is how beautifully it supports the rhythm of everyday life. With 6 bedrooms, a bonus room, and bright basement living space, there is room here for all the ways families live now. The outdoor living is special. The covered patio structure is a rare feature on the ridge. It's accompanied with motorized Phantom shades which make it feel like a true extension of the home &mdash; perfect for

summer dinners, slow mornings, or evenings outside. Phantom screens at the front and patio doors let the breeze flow through the home, while thoughtful upgrades like built-in Sonos sound, Hunter Douglas blinds, and motorized Silhouette shades add comfort and convenience throughout. And then there is the setting. Tranquil, quiet, and welcoming, this is the kind of street and neighbourhood where people wave, kids play, and the homes glow warmly at night. With walking paths right outside your door, hills nearby for biking, hiking, and tobogganing, and access to the Tuscan, this home offers not just beautiful space &mdash; but a lifestyle that feels grounded, active, and connected. This is more than just a house. It is the kind of home people can picture themselves in right away, and that feeling is hard to find.