



**113 Tuscany Ridge Circle NW
Calgary, Alberta**

MLS # A2300359



\$925,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,182 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Close to Clubhouse, Garden, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Wired for Sound		
Inclusions:	2 Dishwashers, 2 Refrigerators, 2 Microwaves, Solar Equipment		

From the moment you arrive, this home makes a lasting impression: rich blue exterior, stacked stone accents, and striking gable detailing come together to create a home that stands out beautifully on this quiet Tuscany street. The mature landscaping and welcoming front entry only add to that first feeling, an unmistakable sense that this is a well-loved home, one that makes it easy to understand why the current owner has happily spent the past decade here. Inside, natural light moves effortlessly through the main floor, lending a warmth that settles in the moment you step inside. The kitchen is generous without ever feeling overstated; timeless white shaker cabinets, quartz countertops, classic subway tile, and stainless-steel appliances anchored together with ease. The breakfast nook and walk-through pantry sit right where you need them, adding to the rhythm of everyday life. Just beyond, the living room unfolds beneath soaring vaulted ceilings, and a home office sits tucked away, allowing the entire main floor to breathe as one, unhurried and connected. Upstairs, a flex space offers endless possibilities: a cozy reading nook, entertainment zone, or play area for the kids. The primary retreat is a true highlight, spacious and quietly refined, complete with a generous walk-through closet and direct access to upper-level laundry, a detail that makes daily life feel just a little more effortless. Two additional bedrooms and a well-appointed full bath round out the upper level, offering comfortable space for the whole family. Downstairs, the fully finished walkout basement adds another dimension of living. The wet bar makes it a natural gathering place, whether that means a lively game night or a quiet evening with a glass of wine. An additional bedroom and bathroom complete the lower level, a natural retreat for teens seeking independence or guests who deserve their own

space. Step outside to a backyard the current owners have genuinely cherished. Mornings with coffee on the patio, afternoons in the garden, evenings in the last of the light soaking in the sunset. The sunny southern exposure and thoughtful landscaping make it an extension of this home, you'll want to spend time in, season after season. This is a home that has held children's footsteps, countless quiet moments, and a decade of care. Its owners move on to their next chapter, and the next family is sure to enjoy thoughtful updates including solar panels, diligently maintained home systems, and a coveted address in one of NW Calgary's most desirable family-friendly communities.