



**40 Tuscany Ridge Green NW  
Calgary, Alberta**

**MLS # A2300533**



**\$875,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,937 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, No Back Lane, Pie Shaped Lot, T		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Climbing Wall		

**OPEN HOUSE SUN 12 APRIL 2-4 PM.** Rare Offering. The perfect home for the whole family. Offering over 2600 sq ft of beautifully curated living space, this property blends comfort, elegance, and an unbeatable location&mdash;rarely available in Tuscany. The whole house has been redesigned and renovated. The main floor fully renovated in 2021 features durable waterproof engineered hardwood throughout, a versatile front flex room ideal for a home office or formal dining, and a stunning chef&rsquo;s kitchen complete with dual wall ovens, a six-burner stove, custom cabinetry, quartz countertops, and a large island with storage on both sides. The kitchen flows seamlessly into a sophisticated living room with a statement gas fireplace and an expansive dining area overlooking the backyard. A stylish powder room, custom mudroom, and laundry complete the main level. Upstairs, the stylish glass-railed staircase leads to a bright bonus room filled with natural light and views of the greenspace and playground. The upper floor also offers two spacious bedrooms, a renovated main bath, and a luxurious primary retreat featuring a brand new ensuite (April 2026) with heated floors, a glass shower with body jets, and a walk-in closet. The fully developed lower level (permitted in 2013) is designed for family living, offering a large recreation space perfect for movie nights, games, or play, along with a fourth bedroom and full bathroom. Extensive upgrades include new shingles (2017), hot water tanks (2023), A/C (2022), new carpet (2023/2024), and custom Hunter Douglas blinds upstairs. Step outside to your dream backyard&mdash;a massive northwest-facing pie lot filled with mature trees and perennials, complete with a deck, lower patio, side dog run, and shed&mdash;perfect for relaxing or entertaining. Situated on a quiet cul-de-sac, this dream home fronts onto a private

greenspace and playground and is within walking distance to top-rated schools. Enjoy exclusive access to the Tuscany Club with its splash park, tennis courts, fitness facilities, and year-round events. Walk to nearby amenities including Sobeys and Starbucks, with quick access to the LRT and just 15 minutes to downtown. Surrounded by parks and pathways, this exceptional home offers the perfect blend of luxury, functionality, and lifestyle in one of Northwest Calgary's most sought-after communities.