



GRASSROOTS
REALTY GROUP

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165 Tuscany Ridge Park NW
Calgary, Alberta

MLS # A2210794



\$949,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,264 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Fitness room TV, Basement TV, Alarm system, Wine fridge, Basement fridge, EV charger		

Welcome to this stunning estate home located in the heart of the highly sought-after community of Tuscany! Perfectly positioned on a quiet cul-de-sac and backing onto a serene west-facing backyard, this exceptional property offers breathtaking mountain views, thoughtfully curated upgrades, and spacious, versatile living. This residence has been meticulously maintained and beautifully updated with a newer furnace and central air conditioning (both 2021), brand-new windows and doors (2024), and stylish new Hunter Douglas window coverings throughout. At the heart of the main floor lies a gourmet kitchen, perfectly designed for both entertaining and daily living. It features gleaming quartz countertops, stainless steel appliances, a large central island with breakfast bar seating, and a convenient walk-through pantry that connects seamlessly to the mudroom. The adjacent eating nook is bright and open, filled with natural light and offering direct access to the back deck. The spacious living room invites you to unwind by the cozy fireplace, elegantly finished with a stone surround and a wooden mantle. Upstairs, the primary suite is a true retreat. Wake up to panoramic mountain views and enjoy the luxury of a spacious walk-in closet complete with custom built-ins, and a spa-inspired 5-piece ensuite featuring a standalone shower, a deep soaking tub, and a dual vanity. Two additional generously sized bedrooms, a full 4-piece bathroom, and an upper-level bonus room with vaulted ceilings and incredible natural light round out this level. The fully finished walkout basement is an entertainer's dream and a perfect extension of your living space. Enjoy a welcoming recreation area with a sleek wet bar, as well as a secondary family room anchored by another beautiful corner fireplace with stone surround and wooden mantle. Whether it's movie nights, game days, or

weekend gatherings, this space delivers on versatility and charm. Walkout access to the lower patio provides a seamless indoor-outdoor experience, leading you to your landscaped backyard oasis, perfectly oriented to soak in afternoon sun. Additional features include an EV charger. Walking distance to schools, parks, Tuscany's exceptional pathway system, and all the amenities that make this community so beloved—this is not just a home, but a lifestyle. Pride of ownership is seen throughout this lovingly cared for home!