

\$825,000 - 47 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2234966

\$825,000

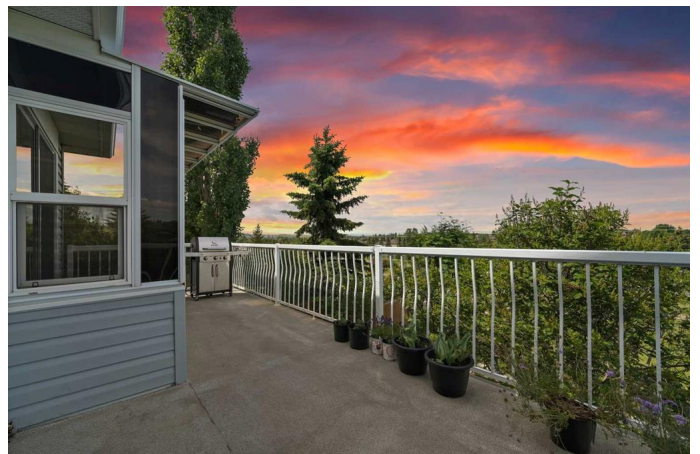
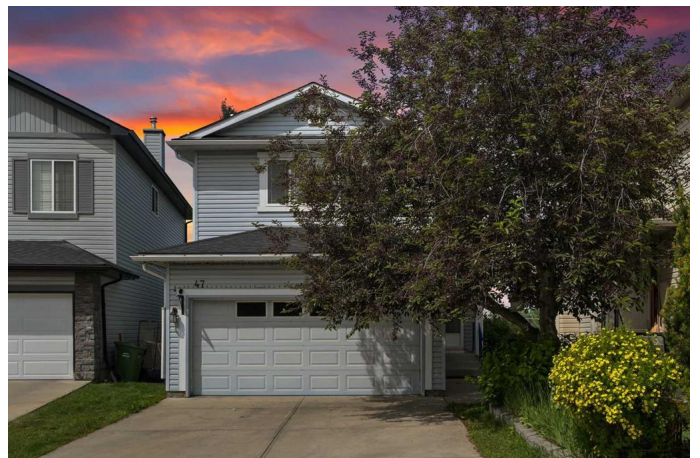
3 Bedroom, 4.00 Bathroom, 1,789 sqft
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

***Open House Sunday June 29,
12:00-5:00***Welcome to this exceptional
two-storey walkout home in the highly
desirable community of Tuscany, offering
panoramic west-facing views of the Rocky
Mountains and backing directly onto a
peaceful greenbelt with walking paths.
Thoughtfully designed and meticulously
maintained, this 3-bedroom, 3.5-bathroom
home offers over 2,500 sq. ft. of total
developed living space, a fully equipped
income-generating basement suite, and a
private west backyard that captures every
stunning sunset.

Step inside and be greeted by rich hardwood
flooring, large windows flooding the space with
natural light, and a functional open-concept
layout. The main level features a welcoming
front living room with a gas fireplace, a
spacious kitchen with a central island and
ample cabinetry, a bright dining area, and a
cozy sunroom that opens to the west-facing
balconyâ€”perfect for morning coffee or
evening wine with mountain views. A 2-piece
powder room and main-level laundry add
convenience and functionality.

Upstairs, the expansive primary suite offers
breathtaking mountain views, a large walk-in
closet, and a spa-like 4-piece ensuite with a
soaker tub and separate shower. Two
additional generously sized bedrooms and
another full bathroom complete the upper



level.

The fully developed walkout basement is a standout feature, with a self-contained suite offering its own entrance, kitchen, living area, full bathroom, and dedicated laundry—ideal for extended family, guests, or added rental income.

Enjoy the outdoors in the beautifully landscaped backyard, complete with mature trees, garden space, and direct access to the walking paths and green space beyond. Additional features include an attached double garage, two fireplaces, and over 3,000 sq. ft. of total usable space across all levels.

Located on a quiet street in one of Calgary's most family-friendly communities—just minutes from schools, parks, Tuscan Club, shopping, transit, and major roadways—this is a rare opportunity to own a move-in-ready home with income potential and unforgettable views.

Built in 2004

Essential Information

MLS® #	A2234966
Price	\$825,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,789
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	47 Tuscany Ridge Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile, Decorative
Has Basement	Yes
Basement	Exterior Entry, Finished, Suite, Walk-Out, See Remarks

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Many Trees, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	252

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.