

# \$599,900 - 140 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2258097

**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Experience the perfect blend of comfort and luxury in this stunning two-story home located in the desirable neighborhood of Tuscany. Boasting a unique open floorplan design, this home features an impressive detached TRIPLE CAR GARAGE, providing ample space for all your vehicles & hobbies. The authentic curb appeal is enhanced by a welcoming front porch and charming architectural details, all nestled on a corner lot. Step inside to discover a bright and spacious open-concept main level filled with natural light from the many windows and a 2nd floor skylight. The oversized living room greets you with high ceilings & a tile surround gas fireplace, leading to the central kitchen with vaulted ceilings, over-height cabinets, and a spacious kitchen island. You'll be mesmerized by the natural sunlight that comes through the dining room's south and west-facing windows. As you head upstairs, a unique double master layout awaits, with both bedrooms featuring ensuite bathrooms. The loft area is the same size as the 2nd bedroom and could be transformed into a comfortable and functional bedroom, adding even more functionality to this impressive home. Outside, the property features an extensive terraced garden area on the side of the house, along with mature trees adding to the home's character. The maintenance-free backyard features a large sunny south-facing deck leading to the oversized (28'x28'), heated triple-car garage,



perfect for the hobbyist, restorer, or car enthusiast. There is also a built-in car charging station and solar panels on the garage roof to help make life more affordable. This home is situated in a beautiful community with extensive pathways, parks, schools, shopping, a neighborhood pub, and a great Community Association with unlimited recreation options. Don't wait to make this home your own!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258097    |
| Price          | \$599,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,506       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 140 Tuscany Ridge Terrace Nw |
| Subdivision | Tuscany                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3L3A6                       |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | None                                                           |
| Parking Spaces | 3                                                              |
| Parking        | Garage Faces Rear, Heated Garage, 220 Volt Wiring, Garage Door |

Opener, Insulated, On Street, Private Electric Vehicle Charging Station(s), Triple Garage Detached

# of Garages 3

### Interior

Interior Features Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Skylight(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Dog Run

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s), Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed September 17th, 2025

Days on Market 32

Zoning R-CG

HOA Fees 307

HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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