

## 47 Tuscany Ridge Terrace NW Calgary, Alberta

**MLS # A2234966**



**\$800,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,789 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Out To Grade	<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>	Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hot Tub, 2nd Stove, 2nd Range Hood Fan, 2nd Refrigerator, 2nd Washer, 2nd Dryer

\*\*\*OPEN HOUSE Saturday JULY 19, 1:00-4:00\*\*\*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 illegal 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 balcony—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 bedroom 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 illegal 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, Tuscany Club, shopping, transit, and major roadways—this is a rare opportunity to own a move-in-ready home with income potential and unforgettable views.