

**391 Tuscany Ridge Heights NW
Calgary, Alberta**

MLS # A2287001



\$739,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Alkaline water system		

* SEE VIDEO * Welcome to this beautifully updated 4-bedroom, 4-bathroom family home offering 2,496.85 sq ft of thoughtfully designed living space, combining comfort, functionality, and style in the highly sought-after community of Tuscany. From the moment you step inside, you'll feel the warm and inviting atmosphere created by recent updates throughout the main floor. The heart of the home is the fully renovated kitchen, featuring a spacious island, newer cabinetry, updated flooring, fresh paint, and quality stainless steel appliances. The adjoining living and dining areas are bright and welcoming, ideal for everyday living and effortless entertaining. Upstairs, the primary suite features a walk-in closet and private ensuite. A spacious second bedroom / bonus room stands out with large windows, a cozy fireplace, and access to an oversized balcony showcasing stunning mountain views. An additional bedroom and full bathroom offer versatile space for family, guests, or a home office. The fully finished basement adds valuable living space, featuring a large family room centred around a second gas fireplace, perfect for movie nights or entertaining — along with an additional bedroom and a half bathroom for added flexibility and comfort. Step outside to enjoy the large west facing backyard with beautiful, unobstructed mountain views — an ideal setting for relaxing, entertaining, or simply enjoying the outdoors. Perfectly located close to schools, shopping, walking and biking paths, this home also offers easy access to nearby golf courses, Tuscany Market, and the Tuscany Club, where residents enjoy exceptional amenities including a gym, outdoor skating rink, tennis courts, pickleball, and a splash park. Offering the perfect balance of privacy, recreation, and everyday convenience, this location truly enhances the lifestyle this home provides. Book

your showing today!