

290 Tuscany Ridge Park NW Calgary, Alberta

MLS # A2292403



\$999,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Wall Mounted TV (2) , Garage Shelving, Hanging Garden Chairs (2), Central Air Conditioners (2)

Tucked at the end of a quiet cul-de-sac in one of Tuscany's most sought-after pockets, this is the kind of street that quietly checks every box for family life. Backing directly onto greenspace and a walking path, the lifestyle here is built into the location - step through the back gate and the path connects you on foot to both St. Basil and Tuscany School, with the Tuscany Market and Tuscany Club equally close. The neighbours are wonderful, the street is full of families, and that sense of community is something you feel the moment you arrive. Inside, the vaulted foyer sets a welcoming tone, leading into a home where the layout has been thoughtfully designed for real family life. Slate and hardwood flooring carry through the main floor, and a generous vaulted room at the front - currently formal dining - offers flexibility as your needs evolve. A separate den with built-ins provides a quiet retreat for work or study. The back of the home is where things open up beautifully. An almost entirely windowed rear wall floods the family room, dining nook, and kitchen with natural light, while garden doors lead to the upper deck - where winter reveals mountain and Canada Olympic Park views, and summer delivers those same COP views framed by the privacy of mature trees. Plantation shutters add a charming, tailored touch throughout. The kitchen centres around cherry cabinetry, a tiered island, and serious cooking credentials: a Viking gas range, newer oversized KitchenAid refrigerator (custom cabinet panels, on order, will match the cabinetry colour), KitchenAid oven, and newer microwave. A pantry with pass-through access to the dining room keeps everything connected and functional. Upstairs, the primary bedroom is genuinely spacious, with views that make mornings worth lingering in. The ensuite features a 6-foot clawfoot bathtub and separate shower, with a roomy walk-in closet

rounding out the retreat. Two additional bedrooms complete the upper level. The walkout basement has been set up for life's best moments - a large family room ready for movie nights (the wall-mounted TV is included), with room to add a pool table or exercise area. A fourth bedroom with access to a full bathroom and a well-sized laundry room complete the lower level. Step outside to a backyard that earns its keep in every season: an extensive patio, established perennial gardens, and the kind of summer privacy - thanks to mature trees and privacy panels - that makes the yard feel like your own retreat. And when it's time to head out, the back gate puts the path, the parks, and the schools right at your doorstep.