

# \$840,000 - 11 Tuscany Ridge Park Nw, Calgary

MLS® #A2189203

**\$840,000**

4 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Located in the prestigious and family-friendly community of Tuscany, this stunning estate home offers the perfect blend of convenience, elegance, and natural beauty. Known for its extensive parks, walking trails, and breathtaking mountain views, Tuscany provides a vibrant yet serene lifestyle. Within a 5-minute walk, you'll find the Tuscany Market shopping mall, offering a variety of shops and services, as well as the Tuscany Club, a hub for community events, recreational activities, and family fun. Education is a breeze with top-rated schools nearby! Eric Harvie, St Basil, Twelve Mile Coulee, and Tuscany School are all within a 10-minute walk—making school runs hassle-free.

This beautifully designed 2-story split home features 4 spacious bedrooms and 3.5 bathrooms, making it ideal for family living. The vaulted ceilings create an airy and grand ambiance, while the walk-out to grade basement provides additional living space with direct access to the large backyard. Situated on a generous lot, the home showcases stunning mountain views, creating a peaceful retreat right in your backyard. A double attached garage offers ample storage and convenience, and the home's prime location makes it a quick drive to the mountains for weekend adventures.

With its blend of functionality, beauty, and an unbeatable location close to local amenities,



this home truly has it all. Don't miss your chance to experience the best of Tuscany living in this exceptional property!

Built in 1998

**Essential Information**

MLS® #	A2189203
Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	11 Tuscany Ridge Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2H7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bar, Bookcases, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Garage Control(s), Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	January 21st, 2025
Days on Market	97
Zoning	R-1
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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