

# \$800,000 - 47 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2234966

**\$800,000**

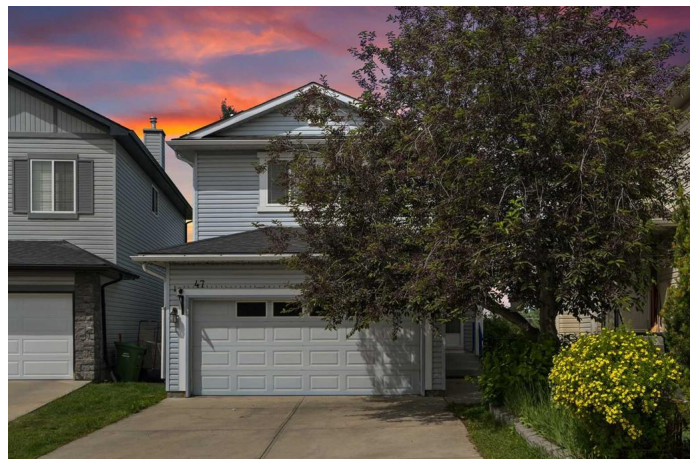
3 Bedroom, 4.00 Bathroom, 1,789 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday JULY 19,  
1:00-4:00 & Sunday July 20,  
12:00-5:00\*\*\*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  
balconyâ€”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.

Built in 2004

**Essential Information**

MLS® #	A2234966
Price	\$800,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,789
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 47 Tuscany Ridge Terrace Nw  
Subdivision Tuscany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3L 3A5

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached, In Garage Electric Vehicle Charging Station(s)  
# of Garages 2

### Interior

Interior Features Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Wall Unit(s)  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Decorative, Family Room, Gas, Living Room, Mantle, Tile  
Has Basement Yes  
Basement Exterior Entry, Finished, See Remarks, Suite, Walk-Out

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Many Trees, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 28th, 2025  
Days on Market 22

Zoning	R-CG
HOA Fees	252
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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