$1,199,900 - 396 Tuscany Estates Rise Nw, Calgary

MLS® #A2267613

$1,199,900
4 Bedroom, 4.00 Bathroom, 2,791 sqft
Residential on 0.12 Acres

Tuscany, Calgary, Alberta

*** OPEN HOUSE Saturday, November 1, 2025 2-4pm *** Executive custom-built 2-storey home with a fully developed basement, this total 4-bedroom, 3.5-bathroom residence offers nearly 2,800 sq ft above grade, providing ample space for growing families or those who love to entertain. Nestled on a quiet street in Tuscany Estatesâ€”just steps from the ravine and scenic Twelve Mile Couleeâ€”this home offers a rare combination of elegance, functionality, and lifestyle. Originally built by the current owners to raise their family in a safe, well-connected neighbourhood, this home sits on a generously sized lotâ€—offering more outdoor space than many comparable homes. Pride of ownership is shown throughout, from the thoughtful layout to the quality finishes.
The main floor features a spacious living room with soaring ceilings and a gas fireplace, and a chefâ€™s kitchen with a walk-in pantry, huge granite center island, and stainless steel appliances. The eating area is open to the living space and features double French doors leading to the backyard deck, complete with a gas line for BBQs and a storage shed.
You'll also find a private office with French doors, 2-piece powder room, laundry room, and mudroom on the main level. Upstairs offers the perfect retreat with a spa-like 5pc ensuite, massive walk-in closet, two additional bedrooms, full bath, and a spacious bonus room.
The fully finished basement includes a family

room, games area, 4th bedroom, and full bathâ€”ideal for teens, guests, or a home gym.
Enjoy being just minutes from Tuscany Market (grocery, coffee, pub, daycare, and more) and a short drive or transit ride to Crowfoot Centre.
School-aged children have access to Tuscany School (French Immersion), Eric Harvie School, Twelve Mile Coulee Middle School, and Bowness High School.
With its open layout, finished basement, spacious yard, and prime location, this is an exceptional value and an excellent family home in one of NW Calgaryâ€™s most desirable neighbourhoods.

Built in 2008

Essential Information

MLS® #	A2267613
Price	$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,791
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	396 Tuscany Estates Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0C5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty

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