

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

MLS® #A2234966

\$800,000

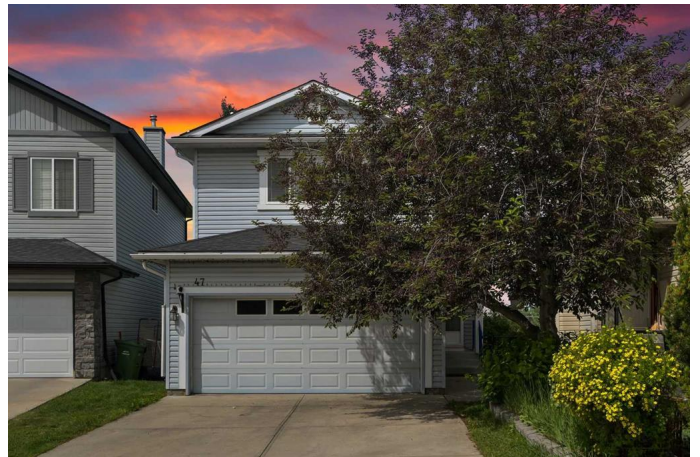
3 Bedroom, 4.00 Bathroom, 1,789 sqft
Residential on 0.09 Acres

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 24

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

Listing Details

Listing Office	eXp Realty
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