

# \$750,000 - 47 Tuscany Ridge Terrace Nw, Calgary

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MLS® #A2234966

**\$750,000**

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

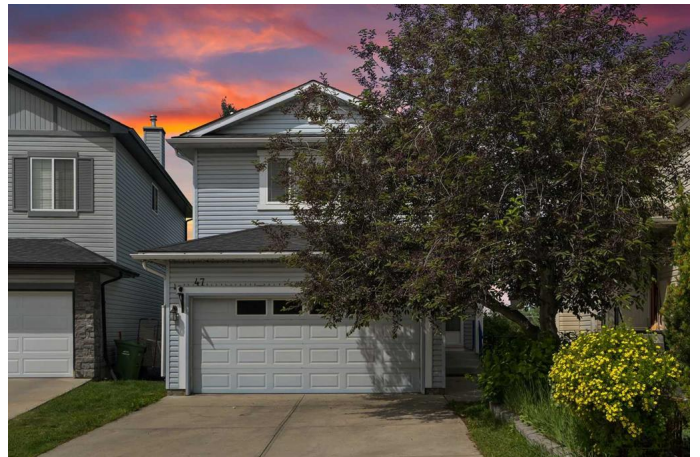
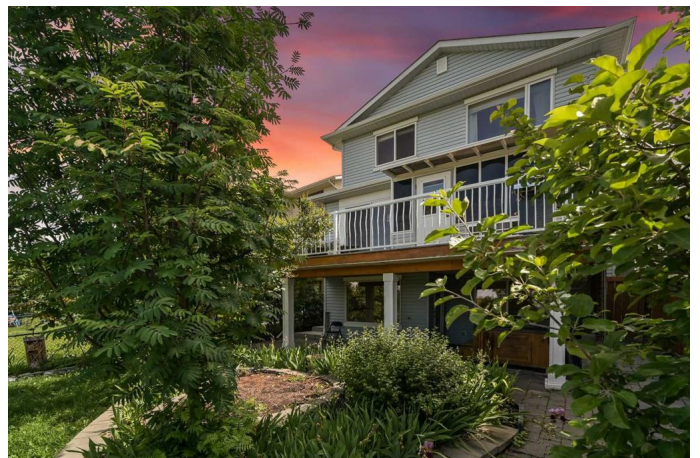
Tuscany, Calgary, Alberta

\*\*\*OPEN HOUSE August 10th, 12:00-5:00\*\*\*

Welcome to this exceptional two-storey walkout home in the highly sought-after community of Tuscany, where breathtaking mountain views, thoughtful design, and an elevated lifestyle come together seamlessly. Backing onto a tranquil greenbelt with winding walking paths, this west-facing gem offers over 2,500 sq. ft. of developed living space, a private backyard retreat with mature landscaping and apple trees, and a fully equipped walkout basement suite—ideal for multigenerational families, aging parents, or teens who need space and independence.

From the moment you arrive, you'll notice the pride of ownership and the lifestyle upgrades that set this home apart—including solar panels, an EV charging station, and a beautifully landscaped yard with two producing apple trees perfect for garden-to-table living.

Inside, you're welcomed by rich hardwood floors, large sun-filled windows, and a warm, open-concept layout designed for connection and comfort. The main level features a spacious living room with a cozy gas fireplace, a central kitchen with a large island and ample cabinetry, a bright dining area, and a charming sunroom that opens to a west-facing balcony—the perfect spot to enjoy a morning coffee or evening wine while taking in the Rockies.



Upstairs, the expansive primary suite offers spectacular views, a walk-in closet, and a spa-inspired ensuite with a soaker tub and separate shower. Two additional bedrooms and a full bathroom complete this level, offering space for the whole family.

The fully developed walkout basement features a self-contained illegal suite with its own private entrance, full kitchen, living area, bathroom, and dedicated laundry—ideal for extended family, long-term guests, or teens who need a little more freedom while staying close to home.

The west-facing backyard is an oasis with mature trees, garden beds, and direct access to scenic trails—perfect for kids, pets, and peaceful evening strolls. With an attached double garage, solar energy system, and EV-ready setup, this home blends comfort, sustainability, and long-term value.

Situated on a quiet street just minutes from schools, parks, the Tuscany Club, shopping, transit, and major roadways, this is more than a home—it’s a lifestyle. Move in and enjoy space, serenity, and smart upgrades for years to come.

Built in 2004

**Essential Information**

MLS® #	A2234966
Price	\$750,000
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	Gas, Living Room, Mantle, Tile, Decorative, Family Room
Has Basement	Yes
Basement	Finished, Walk-Out, Exterior Entry, See Remarks, Suite

### 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	41
Zoning	R-CG
HOA Fees	252
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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