

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

MLS® #A2189203

**\$840,000**

4 Bedroom, 4.00 Bathroom, 2,029 sqft

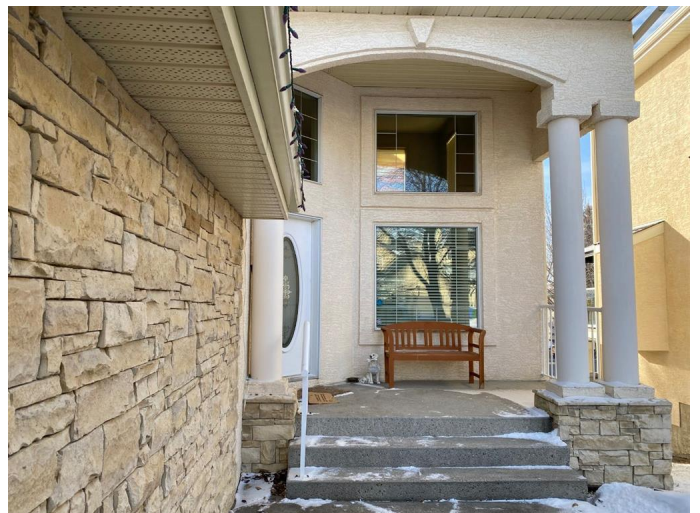
Residential on 0.11 Acres

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 | 101                |
| Zoning         | R-1                |
| HOA Fees       | 200                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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