

# \$624,900 - 300 Tuscany Ridge Heights Nw, Calgary

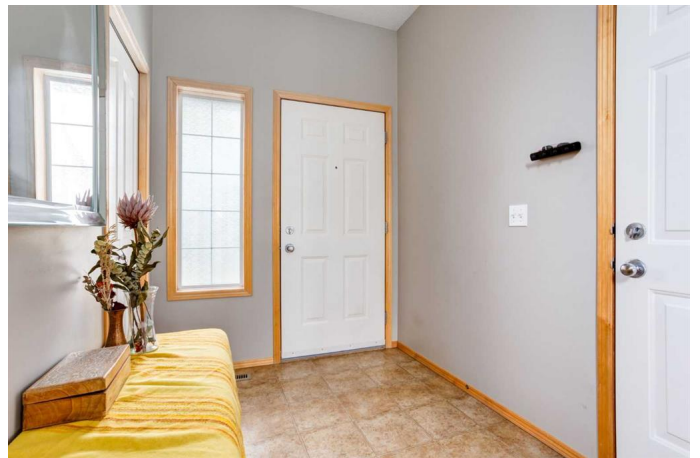
MLS® #A2230347

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,461 sqft  
Residential on 0.08 Acres

Tuscany, Calgary, Alberta

This lovely two-storey home offers the perfect blend of functionality, comfort, and proximity to schools and all amenities. Stepping inside, the kitchen is designed for everyday living and effortless entertaining. A central island with raised eating bar anchors the space, offering additional seating and prep room, while a corner pantry keeps everything organized and within reach. The kitchen flows seamlessly into the eating nook and living room, creating an open-concept layout ideal for gathering with family or hosting friends. From the nook, step out onto the back deck—perfect for summer barbecues or morning coffee overlooking the backyard space. Fully fenced, and located beside by a walking path, this property provides both privacy and direct access to nature, making it an ideal retreat for families, pet owners, and outdoor enthusiasts alike. Back inside, the living room is cozy and inviting, featuring a corner fireplace with stone surround and mantle that adds warmth and character to the main level. Upstairs, the primary suite offers a spacious bedroom retreat complete with a 4-piece ensuite, walk-in closet, and large window that brings in plenty of natural light. Two additional bedrooms are generously sized and share a full 4-piece bathroom, making it an ideal setup for growing families or guests. Convenient upper-level laundry, neatly tucked into a hallway closet, adds everyday ease and accessibility. The full, unfinished basement presents a blank canvas with endless



potentialâ€”whether you dream of creating a home gym, playroom, media space, or additional bedrooms, the layout is ready for your vision. With its thoughtful layout, inviting finishes, and a prime location this home offers exceptional value and everyday comfort in a peaceful, well-connected setting.

Built in 2004

**Essential Information**

MLS® #	A2230347
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	300 Tuscan Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B8

**Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Recreation Facilities, Racquet Courts
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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