

# \$949,900 - 63 Tuscany Ridge Close Nw, Calgary

MLS® #A2232377

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,350 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

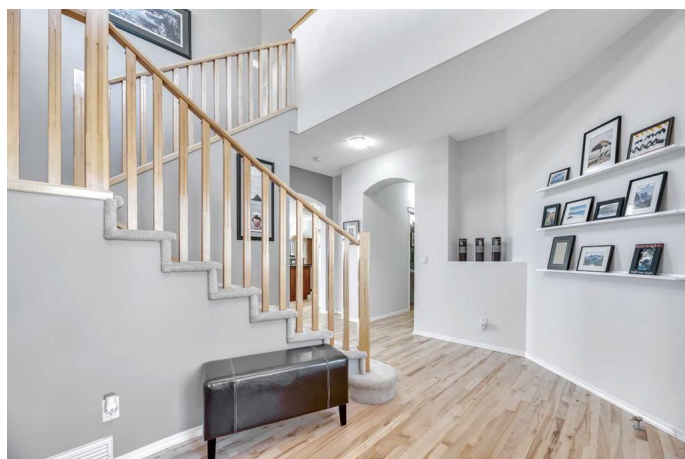
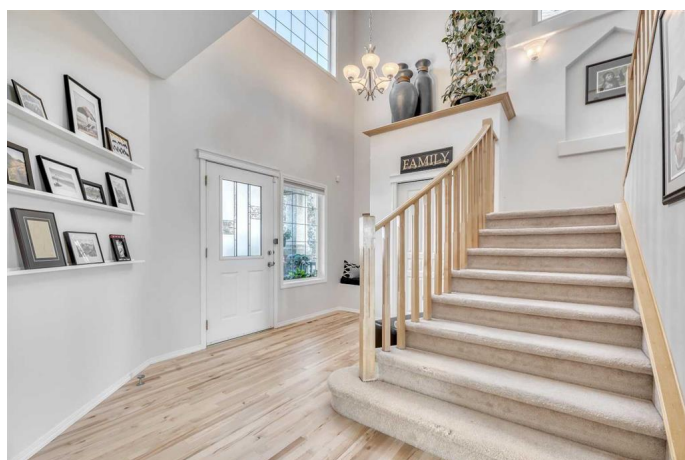
Where everyday living meets comfort, space, and stunning mountain views.

Situated in the heart of the sought-after community of Tuscany in NW Calgary, this beautifully maintained 2-storey walkout offers the perfect blend of style and functionality—ideal for growing families who value space, location, and thoughtful design.

Step inside and feel instantly at home. Rich hardwood floors lead you through the main level, where a spacious great room with a stone fireplace and built-in window seat creates the perfect setting for family time or a quiet evening in. The open-concept kitchen is both stylish and practical, featuring custom cabinetry, a walk-through pantry, and easy access to the mudroom—designed to keep busy family life organized and running smoothly.

Upstairs, you'll find three generously sized bedrooms, including a bright and airy primary suite complete with a private balcony, walk-in closet, built-in wardrobe system, and a well-appointed four-piece ensuite. A vaulted-ceiling bonus room offers versatile space for a playroom, media lounge, or peaceful retreat.

The fully developed walkout basement adds incredible flexibility with a spacious fourth bedroom, a newer three-piece bathroom with



heated floors, a home office with built-in desk and cabinetry, and a cozy rec roomâ€”perfect for movie nights, teen hangouts, or family gatherings.

Additional features include central air conditioning, a built-in vacuum system, underground sprinklers, an alarm system, pre-wiring for a hot tub, a double attached garage, and exceptional storage throughout.

The west-facing backyard showcases breathtaking Rocky Mountain views, perfect for outdoor dining, kids at play, or quiet mornings with a coffee in hand.

Located just steps from top-rated schools, the Tuscany Club, parks, scenic pathways, and all the amenities families need, with quick access to Stoney Trail and Highway 1 for weekend escapes.

This is more than just a houseâ€”itâ€™s a place for your family to thrive.

Built in 2001

**Essential Information**

MLS® #	A2232377
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,350
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	63 Tuscany Ridge Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J7

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	16
Zoning	R-CG
HOA Fees	292

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX Realty Professionals

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