

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

MLS® #A2234966

\$800,000

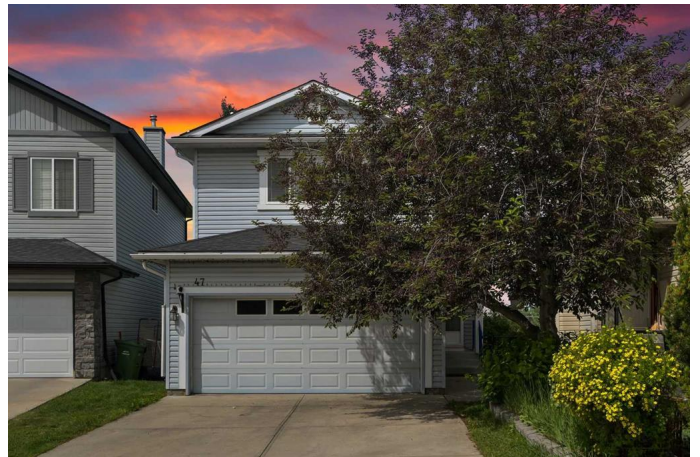
3 Bedroom, 4.00 Bathroom, 1,789 sqft
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

***OPEN HOUSE Saturday July 26,
12:00-5:00 and Sunday July 27,
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
suiteâ€”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 apartâ€”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
balconyâ€”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—itâ€™s a lifestyle. Move in and enjoy space, serenity, and smart upgrades for years to come.

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, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Decorative, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Suite, Walk-Out, See Remarks

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Views, Backs on to Park/Green Space, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 28th, 2025
Days on Market 28
Zoning R-CG
HOA Fees 252
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.