

\$599,900 - 9 Tuscany Ridge Way Nw, Calgary

MLS® #A2208882

\$599,900

4 Bedroom, 4.00 Bathroom, 1,447 sqft
Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Welcome Home to this stunning property in the sought after community of Tuscany! This beautiful fully finished 4 bedroom/3.5 Bath home has it all. Upon entering you'll immediately love the feeling of space with the open concept layout and amazing space to entertain. The fully equipped kitchen offers tons of cupboard space, plus a pantry, all the appliances and tons of counter space for the chef in the home. The living room has enough space to fit the whole family comfortably with a gas fireplace to cozy up to on those chilly evenings. There is a main floor office/den as well as a half bath on this level. When you head upstairs you will find a massive primary bedroom with walk in closet and 3 piece ensuite with a huge shower. There are two additional bedrooms and a 4 piece bath. The basement is fully finished with an additional bedroom another 3 piece bath and a huge family room, there is a space in this home for everyone. The backyard offers a beautiful deck and tiered garden beds great for the green thumb in the family. In the beautiful amenities rich neighbourhood of Tuscany and quick access to the mountains this property is ready for you to make it home!



Built in 2004

Essential Information

MLS® #	A2208882
Price	\$599,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,447
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Tuscany Ridge Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3E1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Front
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025
Days on Market 3
Zoning DC
HOA Fees 298
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

