

# \$850,000 - 261 Tuscany Ridge Park Nw, Calgary

MLS® #A2210174

**\$850,000**

5 Bedroom, 3.00 Bathroom, 1,669 sqft  
Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Welcome to this beautiful bungalow ideally located in the heart of Tuscany, on a quiet cul-de-sac just steps away from schools and shopping and the Tuscany Club, along with the extensive network of walking paths and greenspace that are such an integral part of this community. With 10 ft ceilings throughout the 1,670 square foot main level, youâ€™ll appreciate the feeling of space you get when you walk through the front door, and youâ€™ll quickly sense the pride the owners of this immaculate home have taken in caring for it. The main floor underwent a major update in 2022, which included repainting all of the walls, retiling of the baths and showers in the ensuite and main bathrooms, and new countertops and appliances in the kitchen (Bosch refrigerator, Miele dishwasher, and Samsung induction stove with split oven). Carpets in the living room, primary bedroom, second bedroom and den were also replaced, while the original hardwood floors throughout the rest of the main living area are in excellent condition. Triple-glazed windows throughout the main level and new exterior doors were installed in 2019, as were new furnaces, hot water tank and air conditioning, keeping the home comfortable through all seasons. The lower level features a large rec room with wet bar and built-in speakers, three good-sized bedrooms (windows donâ€™t meet current egress requirements), and a three-piece bathroom with fully tiled shower, plus a huge utility room with plenty of storage or further

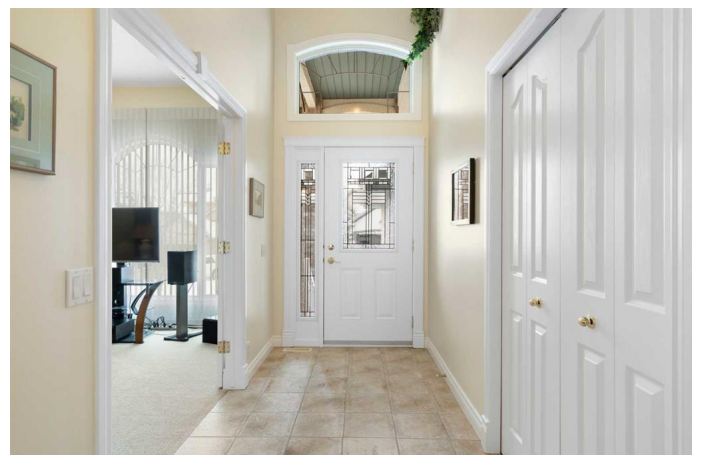


261 Tuscany Ridge Park NW, Calgary, AB

Main Floor Exterior Area 1669.48 sq ft  
Excluded Area 466.73 sq ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



development potential. Outside, with summer on its way, you'll appreciate the landscaping that was done in 2019, including a large deck with three gas lines and covered area for your barbecue, underground irrigation system, flower beds and beautiful trees. Don't miss your chance to check out this wonderful property, you'll definitely want to make it your family's next home!

Built in 1999

### Essential Information

MLS® #	A2210174
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,669
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	261 Tuscany Ridge Park Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2H8

### Amenities

Amenities	Clubhouse, Game Court Interior, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street, Oversized
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	277
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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