\$1,199,900 - 396 Tuscany Estates Rise Nw, Calgary

MLS® #A2267613

\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,791 sqft Residential on 0.12 Acres

Tuscany, Calgary, Alberta

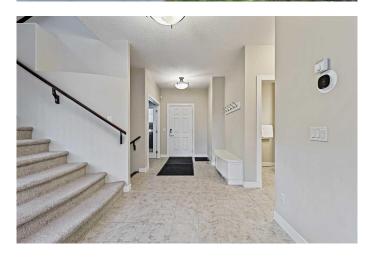
*** OPEN HOUSE Saturday, November 1, 2025 2-4pm *** Executive custom-built 2-storey home with a fully developed basement, this total 4-bedroom, 3.5-bathroom residence offers nearly 2,800 sq ft above grade, providing ample space for growing families or those who love to entertain. Nestled on a quiet street in Tuscany Estatesâ€"just steps from the ravine and scenic Twelve Mile Couleeâ€"this home offers a rare combination of elegance, functionality, and lifestyle. Originally built by the current owners to raise their family in a safe, well-connected neighbourhood, this home sits on a generously sized lotâ€"offering more outdoor space than many comparable homes. Pride of ownership is shown throughout, from the thoughtful layout to the quality finishes.

The main floor features a spacious living room with soaring ceilings and a gas fireplace, and a chef's kitchen with a walk-in pantry, huge granite center island, and stainless steel appliances. The eating area is open to the living space and features double French doors leading to the backyard deck, complete with a gas line for BBQs and a storage shed. You'll also find a private office with French doors, 2-piece powder room, laundry room, and mudroom on the main level. Upstairs offers the perfect retreat with a spa-like 5pc ensuite, massive walk-in closet, two additional bedrooms, full bath, and a spacious bonus room.

The fully finished basement includes a family







room, games area, 4th bedroom, and full bathâ€"ideal for teens, guests, or a home gym. Enjoy being just minutes from Tuscany Market (grocery, coffee, pub, daycare, and more) and a short drive or transit ride to Crowfoot Centre. School-aged children have access to Tuscany School (French Immersion), Eric Harvie School, Twelve Mile Coulee Middle School, and Bowness High School.
With its open layout, finished basement, spacious yard, and prime location, this is an exceptional value and an excellent family home in one of NW Calgary's most desirable neighbourhoods.

Built in 2008

Essential Information

MLS® # A2267613 Price \$1,199,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,791 Acres 0.12 Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 396 Tuscany Estates Rise Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 0C5

Amenities

Amenities Other

Parking Spaces 2

Parking Double Garage Attached, Driveway, Garage Door Opener

of Garages 2

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No.

Animal Home, No Smoking Home, Soaking Tub, Tray Ceiling(s), Vaulted

Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Partial Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Other

Lot Description Back Lane, Lawn, See Remarks

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 31st, 2025

Days on Market 1

Zoning R-CG HOA Fees 293 HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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