

# \$899,900 - 269 Tuscany Ridge Heights Nw, Calgary

MLS® #A2269039

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,056 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Perfect Family Home in Tuscany!!! With over 3000sqft of substantially renovated living space this home is turn key and has it all for the growing family! The custom-built home features 9'ceilings on the main & downstairs, spacious family room with gas fireplace, and beautifully updated kitchen with new counters, backsplash and appliances. New Lighting throughout, new vinyl plank flooring and carpet make this home feel warm and cozy or the central air will cool it down for you in the summer. Also boasts a main floor formal dining room or convert it into a main floor office. The 2nd floor offers 3 bedrooms & a bonus room(or 4 bedrooms could be easily done as well), including the huge master suite with vaulted ceilings & fully renovated ensuite with a steam shower & custom walkthrough closet. The basement has been tastefully finished & is perfect for watching movies in the huge family/media room with wet bar. A bathroom & 4th bedroom that opens to the family room complete the basement. The backyard is an oasis with a covered deck, fully fenced & landscaped with west-facing exposure and includes the hot-tub. Located on a quiet street & close to transit, Tuscany Club & Tuscany Market! This home is a must see!!!

Built in 2005

## Essential Information

MLS® #

A2269039



|                |             |
|----------------|-------------|
| Price          | \$899,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,056       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 269 Tuscan Ridge Heights Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 3B8                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, No Smoking Home, Quartz Counters                                                                           |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas                                                                                                                             |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full                                                                                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |
| HOA Fees       | 307                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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