



GRASSROOTS

REALTY GROUP

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**399 Tuscany Ridge Heights NW
Calgary, Alberta**

MLS # A2326100



\$709,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,078 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, | | |

| | | | |
|--------------------|---------------------------|-------------------|----|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | SR |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement shelves on gym wall and entertainment unit shelves in basement.

****OPEN HOUSE Saturday, July 4th 12-3pm and Sunday, July 5th 12-3:30pm**** Welcome home to this absolutely stunning bi-level home in the heart of Tuscany, offering over 2,040 sq. ft. of beautifully finished living space, breathtaking mountain views, and an exceptional list of high-end upgrades. Perfectly positioned with no neighbours behind, this meticulously maintained home offers outstanding privacy while being just a short walk to schools, parks, pathways, and all the amenities that make Tuscany one of Calgary's most sought-after communities. From the moment you step inside, you'll be captivated by the soaring ceilings, abundant natural light, and the pride of ownership evident throughout. The main floor has been extensively renovated, creating a bright, modern living space designed for today's lifestyle. At the heart of the home is the stunning custom kitchen, featuring premium cabinetry, quality finishes, and a thoughtfully designed layout that is equally suited for everyday living and entertaining. Luxury vinyl plank flooring, knockdown ceilings, pot lighting, and built-in ceiling speakers complete this impressive transformation. The main level offers two generous bedrooms and two beautifully updated bathrooms, including a spacious primary retreat with a luxurious ensuite featuring heated floors. The fully finished lower level expands your living space with a massive family room, a third bedroom, a full bathroom with in-floor heating, and plenty of flexible space for a home office, gym, playroom, or guests. With its expansive layout, the lower level could easily accommodate a fourth bedroom if desired. Step outside to your private backyard retreat where you'll enjoy uninterrupted mountain views, no rear neighbours, and spectacular sunsets. Whether you're entertaining friends, enjoying family dinners outdoors, or simply relaxing with your morning coffee,

this outdoor space is nothing short of exceptional. This home has been extensively updated for complete peace of mind, including triple-pane windows (2026), luxury vinyl plank flooring with Dricore subfloor in the basement (2026), shingles (2022), high-efficiency furnace (2021), central air conditioning (2021), hot water tank (2021), composite deck and pergola (2016), and the addition of the basement bathroom (2016). Move-in ready and finished to an exceptional standard, this is a rare opportunity to own a home that perfectly combines thoughtful renovations, quality craftsmanship, spectacular mountain views, and one of Calgary's most desirable family communities. Simply unpack and enjoy everything this incredible Tuscany home has to offer!