



**292 Tuscany Ridge View NW  
Calgary, Alberta**

**MLS # A2326152**



**\$775,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,821 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated, On Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Cul-De-Sac, Garden, Many Trees, Pie Shaped Lot, Street		

<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Curtains, Primary Bedroom Shelves x3, Towel Shelf in Ensuite, Shelf in Upstairs Bathroom, Wood Shelving in Garage, Playhouse in Backyard, Backyard Shed x2

Every once in a while, a home comes to market in Tuscany that genuinely has it all, and this is one of them. A quiet cul-de-sac. Mountain views. A massive pie-shaped lot with one of the most beautifully landscaped backyards in the neighbourhood. And the rare location within walking distance of every school in the community. It doesn't come together like this very often. The classic two-storey streetscape and covered front entry make a strong first impression, and the inside doesn't disappoint. Updated hardwood floors, 10-foot ceilings, and a gas fireplace give the living room genuine warmth, with large windows pulling the backyard greenery into the space. The kitchen is well-proportioned and practical, stainless steel appliances, a pantry, and a natural flow into a dining area with soaring ceilings and walls of windows that make every season feel like something worth watching. A sliding door opens onto the upper deck, already set up for evenings that run longer than planned. A main floor powder room and mudroom off the garage round out a layout designed around how a family actually lives. Upstairs, a large vaulted bonus room faces front and fills beautifully with natural light, the kind of space that quietly becomes whatever your family needs it to be. The primary bedroom is a proper retreat, with a walk-in closet and a 4-piece ensuite featuring both a soaker tub and a stand-up shower. Two additional bedrooms and a second full bathroom complete the upper level. The walkout basement is built for the life that happens when everyone comes over. A generous rec room offers real flexibility, a home gym, a games setup, a media space, whatever fits your family best right now. Fresh carpet (2026) makes it feel move-in ready. A den works equally well as a home office, and dedicated laundry and storage keep everything above it calm. The walkout leads directly into the

backyard, which is where this home really opens up. Stamped stone patio. A sweeping lawn that has hosted more than a few slip-and-slides, yard games, and summer BBQs worth remembering. A dedicated firepit area surrounded by mature landscaping and garden beds. A kids' playhouse tucked to the side. This yard has been loved, and it shows in every corner of it. The big-ticket items have been taken care of too &mdash; roof (2021), furnace (2021), hot water tank (2025), and a new garage door (2026). This is a home that has been genuinely well looked after. Tuscany is one of Calgary's most family-forward communities, and this address puts you at the heart of it. Tuscany School, St. Basil, and Senator Patrick Burns are all within walking distance. The Tuscany Club, skating rink, tennis courts, and year-round programming, is minutes away. Stoney Trail and Highway 1 make the mountains less of an occasion and more of a weekend habit. Some homes are a place to live. This one is a place to plant yourself, raise a family, and not want to leave.