



GRASSROOTS
REALTY GROUP

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19 Tuscany Ridge Heights NW Calgary, Alberta

MLS # A2327655



\$650,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,481 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Secluded, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: Tv bracket(s) and Garage mezzanine

Every improvement you'll find throughout this home was completed with long-term ownership in mind, creating spaces that are as practical for everyday family life as they are beautiful to come home to. Designed to make the most of every square foot, this highly sought-after floor plan is defined by expansive windows that flood the principal living spaces with natural light, giving the home a bright, airy feel that lives far larger than its footprint. With the convenience of a single attached garage featuring remote app-controlled access and a Nest smart thermostat for effortless comfort, it offers a level of everyday functionality that quietly makes life easier. Rich vinyl plank flooring guides you from the sunken mudroom into a custom-designed kitchen that naturally brings people together. Finished with quartz countertops, ceiling-height cabinetry, soft-close drawers, premium appliances, and thoughtful storage throughout, it's a space equally suited to weekday breakfasts as it is to evenings spent entertaining family and friends. Every sightline has been considered, allowing the kitchen, dining area, and living room to remain effortlessly connected while still feeling warm and inviting. Outside, the backyard feels wonderfully established. Mature trees provide exceptional privacy, while the composite deck with contemporary glass railing creates an outdoor extension of the home itself. Whether hosting summer barbecues, enjoying your morning coffee, or simply relaxing after a long day, it's the kind of space that becomes part of your daily routine, as it has for our sellers and their family. Upstairs, generously proportioned bedrooms and beautifully renovated bathrooms continue the home's thoughtful design. The primary suite offers a peaceful retreat, complemented by an updated ensuite that blends timeless finishes with everyday practicality. Downstairs, the fully finished

basement provides exceptional flexibility, with a spacious recreation area and room to easily create an additional bedroom for guests, teenagers, a home office, or a growing family. Throughout the home, timeless finishes are complemented by carefully chosen touches of colour, giving each room warmth and personality without sacrificing its classic appeal. Every major renovation has already been completed, allowing the next owners to simply settle in and enjoy everything that's been thoughtfully created over the years. Situated in one of Northwest Calgary's most desirable communities, you'll enjoy everything Tuscany is known for: excellent schools, extensive pathway networks, parks, playgrounds, nearby shopping, convenient transit, and quick access west to the mountains. This is a home that has been carefully cared for, thoughtfully improved, genuinely lived in, and it shows.