



GRASSROOTS
REALTY GROUP

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139 Tuscany Ridge Close NW
Calgary, Alberta

MLS # A2331452



\$850,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse		

Heating:	Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Rubber, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

Inclusions: Garage Control(s), Garage Door Opener, Range Hood, Irrigation System (as is), 2 tv brackets, All Window COverings, Cabinets in the basement bathroom

An Albi-built residence in the heart Tuscany, this is a home shaped by years of care, pride, and the kind of craftsmanship that simply doesn't date. From the moment you step inside, it welcomes you: rich slate tile underfoot, light pouring through every window, and a striking stacked-stone fireplace anchoring a space that was always meant to bring people together. The living room opens into the kitchen, and it's easy to picture why this became the heart of the home. A tiered island has hosted countless evenings: a glass of wine poured, conversation lingering, meals made shoulder to shoulder. Warm maple cabinetry, granite counters, and stainless appliances (including a newer Miele dishwasher, newer stainless steel Samsung range and fridge) make it as functional as it is inviting, with a walk-through pantry and a sunlit breakfast nook just beyond. That nook opens to what may be the most cherished space of all. Lovingly cultivated season after season, the backyard is a true gardener's retreat, perennial beds that return each spring, fresh herbs and vegetables steps from the kitchen, Saskatoon bushes the kids have always raided in summer, and irises swaying gently in the breeze. A gas line on the deck means barbecues and long summer dinners are woven into everyday life here, just like the garden itself. Upstairs, a vaulted bonus room with charming arched niches offers a flexible retreat for movie nights, a quiet workday, or simply unwinding as the day winds down, made effortless by motorized blinds at the touch of a button. The primary suite is a calm escape unto itself, with a walk-in closet and a spa-like ensuite featuring a jetted corner soaker tub, separate shower, and a vanity with built-in makeup desk. Additional bedrooms and a full bath complete the level. Below, the fully finished basement, with Hydronic in-floor heat, brings the home to

over 3,200 square feet of total living space and adds even more room to grow, featuring a spacious rec room with travertine stone tile, an additional bedroom awaiting a closet, and a three-piece bathroom, ideal for overnight guests, teenagers seeking their own retreat, or slow Sunday afternoons. Wine enthusiasts will appreciate the convenient cold storage, while those needing extra room will find it equally well suited for seasonal items, preserves, or additional household storage. Behind the warmth is a home that has been genuinely well cared for. Recent updates include a brand-new water softener (2026), a newer boiler and hot water tank. Thoughtfully equipped for the future, the home also features security wiring and a central vacuum rough-in for added convenience and peace of mind. Topping it all off, the rubber roof offers the kind of low-maintenance durability that provides confidence for years to come. Set within walking distance from St Basil, Tuscany Club, parks, pathways, and the mountains just beyond, it's ready to become the same for yours.