



GRASSROOTS
REALTY GROUP

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216 Tuscany Ridge View NW
Calgary, Alberta

MLS # A2331766



\$769,900

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: NA

A rare offering in one of Calgary's most coveted communities, this walkout bungalow presents an architectural pairing of vaulted ceilings and an open-concept main floor rarely found in this configuration. The gourmet kitchen showcases rich blue-toned cabinetry, granite countertops, stainless steel appliances, and an oversized island — an entertainer's centerpiece flowing seamlessly into a sun-drenched dining space with garden-door access to an expansive upper deck, where panoramic, unobstructed views sweep across the valley to the Rocky Mountains and downtown Calgary skyline. The main floor primary retreat is a private sanctuary, complete with a spa-inspired 4-piece ensuite, walk-in closet, and adjacent private office. Downstairs, the fully finished walkout level extends the living space with two generously proportioned bedrooms, a rec room, family room, laundry, and 4-piece bath, opening onto a professionally landscaped, tree-lined backyard offering exceptional privacy on a decent sized lot. Finished in durable stucco with a double attached garage, this home enjoys an unbeatable commuter position — one minute to transit, five minutes to the Tuscany LRT station — and effortless proximity to Tuscany Plaza, 4 schools in the close proximity, playgrounds, and scenic pathways. Given its architectural distinction, prime elevated lot, and unmatched location, this property is anticipated to attract strong interest and move quickly.