



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

443 Tuscany Ridge Heights NW
Calgary, Alberta

MLS # A2335456



\$685,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,593 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: None.

Welcome to this beautifully maintained family home, ideally situated on a quiet street in the highly sought-after community of Tuscany. With a sunny south-facing backyard, mountain views, and a thoughtfully designed floor plan, this home offers the perfect combination of comfort, style, and functionality. The attractive stone-trimmed exterior creates wonderful curb appeal, while the soaring vaulted entry welcomes you with an abundance of natural light and an open, airy feel. Large windows throughout the home fill every room with sunshine, creating a bright and inviting atmosphere. The heart of the home is the spacious kitchen, complete with a cheerful breakfast nook overlooking the backyard and direct access to the large deck through sliding patio doors—perfect for summer barbecues and outdoor entertaining. The adjoining family room is warm and welcoming, featuring a beautiful stone-faced fireplace that makes an ideal gathering place for family and friends. Step outside to enjoy the expansive south-facing backyard, where you'll find both a generous deck and a separate patio as well as a fire pit—an inviting space for relaxing evenings, entertaining guests, or making lasting family memories. On warm summer days, central air conditioning keeps the home cool and comfortable. Upstairs, the spacious primary suite offers a private retreat with a walk-in closet and a convenient three-piece ensuite. Two additional bedrooms provide plenty of room for family or guests, while the large open bonus room offers exceptional flexibility as a media room, children's play area, home office, or fitness space. The fully developed basement expands the living space even further with a recr room, a fourth bedroom, a three-piece bathroom and ample utility and storage areas. Living in Tuscany means enjoying one of Calgary's most desirable northwest communities.

Known for its welcoming atmosphere, beautiful parks, extensive walking and biking pathways, and breathtaking views of the Rocky Mountains, Tuscany offers an exceptional lifestyle for families and outdoor enthusiasts alike. Residents enjoy access to the Tuscany Club, which features year-round recreational amenities, while nearby schools, shopping, restaurants, provide everyday convenience. Quick access to Stoney Trail and Crowchild Trail makes commuting across the city effortless, while weekend escapes to Banff, Canmore, and Kananaskis are just a scenic drive away. If you're looking for a bright, spacious family home with mountain views, exceptional outdoor living, and an outstanding location, this Tuscany gem is one you won't want to miss.