



GRASSROOTS
REALTY GROUP

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173 Tuscany Ridge View NW
Calgary, Alberta

MLS # A2335525



\$929,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wood Counters		
Inclusions:	Seller willing to negotiate extra items		

Welcome to 173 Tuscany Ridge View NW, an extensively upgraded, single owner Cedarglen built home offering nearly 3,100 sq. ft. of developed living space, a walkout illegal suite, sunny south backing yard, and breathtaking panoramic views of the Rocky Mountains, Canada Olympic Park, and Calgary's downtown skyline. The bright main level features an open concept design, maple hardwood flooring, triple pane windows, and a spacious living room anchored by a gas fireplace with surround sound. The renovated kitchen showcases upgraded cabinetry, quartz and wood butcher block countertops, a large island with added storage, newer stainless steel appliances, commercial grade garburator, built-in double oven, and gas cooktop. The adjoining dining area is wrapped in windows and opens directly onto the elevated rear deck, connecting seamlessly to the spectacular views and south facing outdoor space. A dedicated office, powder room, and separate laundry room with newer washer and dryer complete the main level. Upstairs, updated scratch resistant wide plank flooring continues throughout the level, where three bedrooms are joined by a spectacular vaulted bonus room. This expansive space is enhanced by extensive built in cabinetry with drawers and storage, plus a full built in entertainment centre spanning the opposite wall. The primary retreat captures the elevated outlook and features a walk in closet and beautifully upgraded ensuite with ceramic tile, extensive cabinetry, a soaker tub, and distinctive double bubble skylight. Two additional bedrooms and a full bathroom complete the upper level. The fully developed walkout basement adds outstanding versatility with an illegal suite featuring its own separate entrance, full kitchen with double oven, spacious recreation and living area, full bathroom, and generous fourth bedroom with

two closets. Updated scratch resistant flooring and direct access to the covered patio create a bright and functional extension of the home. Additional improvements include a new roof in 2021, triple pane window upgrade (16 windows), all new toilets, newer humidifier and hot water tank. Outside, the fully fenced south backing yard offers plenty of room to relax, play, garden, or entertain, complemented by the elevated deck and covered patio below. Tuscany is one of northwest Calgary's most desirable communities, renowned for its extensive pathways, parks, playgrounds, schools, natural surroundings, Tuscany Club amenities, nearby shopping and services, and convenient Tuscany LRT access. Quick connections to Stoney Trail and Crowchild Trail make commuting easy while providing excellent access west toward the mountains. Offering extensive upgrades, exceptional versatility, and a truly remarkable setting, this is a home that needs to be experienced in person. Book your private showing with your favourite Realtor® today!