



GRASSROOTS
REALTY GROUP

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139 Tuscany Ridge Close NW
Calgary, Alberta

MLS # A2336244



\$824,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	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, Stone	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 Controls(s), Garage Door Opener, Range Hood, Irrigation System (as is), 2 TV Brackets, All Window Coverings, Basement Freezer, Outdoor Fireplace, bird bath, raised beds, and garden shed.

Built by Albi Homes and thoughtfully upgraded, this Hillside Estate-style residence reflects more than two decades of prideful ownership. Numerous upgrades beyond the builder's original specification were chosen to add lasting quality, including Blue Pearl Granite, upgraded flooring, plumbing, lighting and electrical, enhanced bathrooms, landscaping, security wiring and central vacuum rough-ins. That same care continued over the years with a Knight high-efficiency boiler and hot water tank, brand-new water softener in 2026, and Euroshield rubber tile roofing, offering exceptional longevity. Inside, rich tile and travertine accents bring warmth and character to bright, welcoming spaces, where large windows draw in natural light and a stacked-stone fireplace makes the living room the kind of place you'll want to settle into with a good book. The kitchen sits comfortably at the heart of it all, equally suited to a house full of friends and family. Maple cabinetry offers generous storage, while granite extends across the counters and tiered island, for plenty of room to prep dinner, pull up a stool or entertain. An undermount sink and newer high-end stainless-steel appliances, including a Miele dishwasher, Samsung range and Bosch refrigerator, offer exceptional functionality, while the walk-through pantry seamlessly connects the kitchen and the mudroom, creating a practical and efficient flow for family living. Just beyond, the breakfast nook opens to a backyard that took years to create. Mature perennial beds return season after season, creating an established garden that feels private, and genuinely loved. With a gas line on the deck, summer naturally moves outdoors, from morning coffee among the gardens to barbecues and long dinners. Upstairs, the vaulted bonus room brings character with arched architectural niches and flexible space for movie nights,

working from home or simply unwinding, with motorized blinds adding convenience. The primary suite offers its own sense of retreat, with a walk-in closet and generous vanity with built-in makeup desk making mornings easy, while a jetted corner tub and separate shower with full-height tile invite a slower pace at day's end. Additional large bedrooms and a full bathroom complete the upper level. Downstairs, the fully developed basement brings the home to more than 3,200 sq. ft. of total living space, with hydronic in-floor heating extending from the basement through to the main floor for exceptional comfort. A generous recreation room with travertine stone tile, additional bedroom and three-piece bathroom create inviting space on the lower floor for teenagers, overnight guests or extended family. Dedicated cold storage is an added rarity, ideal for wine, preserves or additional storage. Beyond the home itself is the lifestyle that has kept families choosing Tuscany for years: walk to St. Basil, the Tuscany Club, then come home to a place that has been designed for the everyday moments that make a house feel like home.