

# **\$790,000 - 285 Tuscany Ridge Heights Nw, Calgary**

MLS® #A2261016

**\$790,000**

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

~WELCOME to the Desirable Community of TUSCANY ~ Situated in close proximity to all amenities, this community boasts the Tuscany LRT station, park, playground, walking distance to Eric Harvey, Twelve Mile Coulee Junior High School, Catholic school, and French immersion school.

\*This meticulously maintained by "ORIGINAL OWNER" and pristine two-story residence spans 2705 square feet and comprises four bedrooms, three and a half bathrooms, a double-attached front garage, and a fully finished basement has a HUGE REC ROOM a bedroom and a full washroom. Conveniently located near all amenities, Stoney Trail Ring Road, Crow-Child Trail, Tuscany Market, Tuscany Club, parks, and the Tuscany LRT station, BOWNESS PARK, EASY ACCESS TO THE MOUNTAINS.

Your new home welcomes you with an open concept, bright, and spacious living area. Gleaming hardwood flooring permeates the main floor, while a spacious den connects to the living space. Your spacious living room is Flooded with tons of natural light and features a cozy gas fireplace. Your NEW CHEF™ KITCHEN Boasts a lots of Cabinetry, an island, and all stainless steel appliances, including a refrigerator, electric stove, hood fan, dishwasher, washer, and dryer. A dining area off the kitchen provides ample space for a large dining table. The main floor also includes a two-piece washroom and laundry facilities.



\*Upper level also features, a Huge Bright  
BONUS ROOM facing east with ample  
windows\*Upper level Your House has a Large  
size Master Bedroom, Your master suite will  
be a private Oasis with SOAKER tub &  
standing Shower,A walk-in closet & This level  
also has 2 other LARGE SIZED BEDROOMS  
A full 3 PIECE bathroom complete this Level.  
The BASEMENT IS FULLY FINISHED with a  
one-bedroom, full 3 Piece washroom a TILED  
STANDING SHOWER, and a spacious REC  
ROOM featuring an electric fireplace.The  
backyard is fully landscaped, fenced, and  
boasts a spacious deck ideal for barbecuing. It  
is a sunny west-facing backyard perfect for  
summer gatherings and includes a hot tub  
suitable for winter gatherings. This immaculate  
house is furnished with all appliances, a hot  
tub, water softener, and a central vacuum  
system. Do not miss out on this opportunity to  
view!

Built in 2005

### **Essential Information**

MLS® #	A2261016
Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address 285 Tuscan Ridge Heights N  
Subdivision Tuscan  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3L2B8



### Amenities

Amenities None  
Parking Spaces 4  
Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Glass Doors  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Dog Run, Private Yard  
Lot Description Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, See Remarks, Yard Drainage  
Roof Asphalt Shingle  
Construction Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist  
Foundation Poured Concrete

### Additional Information

Date Listed September 30th, 2025  
Zoning R-CG  
HOA Fees 310

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Estate Professionals Inc.

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