

# \$799,000 - 64 Tuscany Ridge Green Nw, Calgary

MLS® #A2262414

**\$799,000**

5 Bedroom, 4.00 Bathroom, 1,930 sqft  
Residential on 0.13 Acres

Tuscany, Calgary, Alberta

It's everything you could want in a large home for the large family. Almost 3000 sq/ft of living space across all 3 levels with 5 bedrooms on a pie shape lot providing a big back yard. Nestled on a stunning location, tucked away in a quiet corner of the street overlooking a beautiful park/playground, just around the corner from all your daily needs at the local shopping centre. The kitchen is breathtaking with its huge granite island along with abundant counter and cupboard space and high-end finishes. The cozy living room is well integrated into the open concept of the main floor. The dining room is elegant as is the discrete little powder room just down the hall. Main floor conveniences like the generous mudroom, central laundry and smart walkthrough pantry will impress. No carpets on the main floor or upper level makes the living spaces sleek and clean. The Master bedroom is spacious and well appointed with walk-in closet and 5 pc en-suite bathroom. Two bedrooms and full bath complete the upper level which also boasts peek-a-boo views of the mountains and COP. The lower level is host to 2 more generous bedroom with big bright windows, 4 pc bath and plenty of storage space. The house has been well tended and upgraded with genius features including heat pump cooling/heating system which uses no gas when it's warmer than -5 Celsius and solar panels that provide electric rebates and credits for a good portion of the year. The back yard is the envy of all,



with extensive deck space, tons of yard and a gorgeous atmospheric retreat under the lighted pergola and outdoor fireplace mantle: perfect for cooling autumn nights. Absolutely no compromises or disappointments here, see for yourself and get ready to move home.

Built in 2000

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262414    |
| Price          | \$799,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,930       |
| Acres          | 0.13        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 64 Tuscany Ridge Green Nw |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L 2J4                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Jetted Tub        |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener |
| Heating           | High Efficiency, Natural Gas, Heat Pump                                                                       |
| Cooling           | Other                                                                                                         |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Family Room, Gas, Mantle                                                                                      |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                     |
| Lot Description   | Back Yard, Cul-De-Sac, Pie Shaped Lot, Street Lighting, Treed, See Remarks |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame, Silent Floor Joists                              |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 26                |
| Zoning         | R-CG              |
| HOA Fees       | 308               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Turnkey Realty |
|----------------|----------------|

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