

\$650,000 - 35 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2263545

\$650,000

4 Bedroom, 4.00 Bathroom, 1,347 sqft
Residential on 0.10 Acres

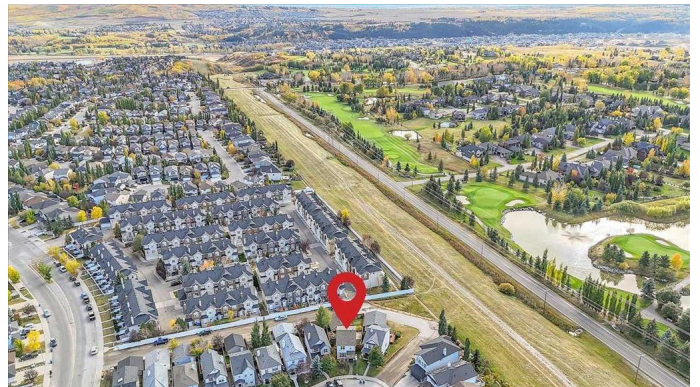
Tuscany, Calgary, Alberta

Welcome home to 35 Tuscany Ridge Terrace NW, a bright and welcoming 4-bedroom, 3.5-bath gem with a double detached garage and fully finished basement, backing southwest onto a generous pie-shaped lot with golf course and mountain views. Nestled at the end of a quiet street in Tuscany, this home blends family comfort with everyday convenience.

As you step inside, youâ€™re greeted by a naturally lit, open-concept living room flowing seamlessly into the kitchen. The SW-facing kitchen features newer appliances, a raised eating nook, and direct access to the large deckâ€”ideal for grilling, relaxing, and watching kids play in the backyard. Recent updates include fresh flooring, new paint, and enhanced lighting. Practical features like hot water on demand and a water softener add to the peace of mind.

Upstairs, the primary retreat boasts a 4-piece ensuite and walk-in closet. Two additional bright south-facing bedrooms and a full 4-piece bathroom complete this level. Downstairs, youâ€™ll find a fully developed lower level with a spacious media room (complete with 7.2 surround sound), a 4th bedroom, and a 3-piece bathroomâ€”perfect for guests or older kids.

Step outside and youâ€™ll love the fully landscaped yard, massive deck, and the quiet



enjoyment of backs onto Lynx Ridge Golf Course with sweeping mountain views. The detached garage (built 2013) adds convenience and storage.

This home sits just steps from a playground and is minutes from everything families value—schools, parks, shopping, and transit. With its combination of updates, layout, and location, this could be the home your family will love for years to come.

Built in 2004

Essential Information

MLS® #	A2263545
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,347
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Tuscany Ridge Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A5

Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	22
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.