

\$829,900 - 160 Tuscany Ridge Circle Nw, Calgary

MLS® #A2116493

\$829,900

3 Bedroom, 3.00 Bathroom, 2,165 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome home in the desirable and established community of Tuscany! This is a rare find being a newer build from 2017 giving you longevity on all the maintenance that typically comes along with buying an older property in an established neighbourhood. Your new home boasts modern sophistication and thoughtful design on a rare corner lot, offering unparalleled space and natural light. As you step inside, you'll be greeted by 2165 square feet of above-grade living space. The main floor features many upgrades you're sure to appreciate, including espresso-stained maple cabinetry, sleek quartz countertops, and stainless steel appliances with a gas range—perfect for culinary enthusiasts. The living room is spacious complete with a linear gas fireplace and stone surround. The layout is enhanced by extra windows along the South side of the home, courtesy of its coveted corner positioning, flooding the interior with sunlight and creating an inviting atmosphere throughout. Upstairs, discover a convenient upper floor laundry complete with sink and additional shelving, as well as an incredible and versatile bonus room with a vaulted ceiling—easily convertible into a fourth bedroom to suit your needs. The large primary bedroom is a serene retreat, complete with a walk-in closet and a luxurious 5-piece ensuite bathroom. Pamper yourself in the oversized soaker tub, 10mil glass shower, and convenient dual vanity. The basement offers endless possibilities, with high ceilings and



ample space left unspoiled, ready for your personal touch and future design endeavors. Outside, enjoy the best of outdoor living in your west-facing, fully landscaped yard—ideal for entertaining or simply unwinding with a large deck that has dura deck membrane and a gas line for your summer BBQ. Located in close proximity to the majestic mountains and access to the bike path that leads along 12 mile coulee, this home is ideally positioned with easy access to Stoney Trail, shopping and schools. This home offers the perfect balance of suburban tranquility and urban convenience in an established and highly sought after community. Don't miss the opportunity to make this exceptional property your own!

Built in 2017

Essential Information

MLS® #	A2116493
Price	\$829,900
Sold Price	\$829,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,165
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	160 Tuscany Ridge Circle Nw
Subdivision	Tuscany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L 0E5

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 9th, 2024
Days on Market	18
Zoning	R-C1N
HOA Fees	277.20
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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