

\$824,900 - 44 Tuscan Ridge Green, Calgary

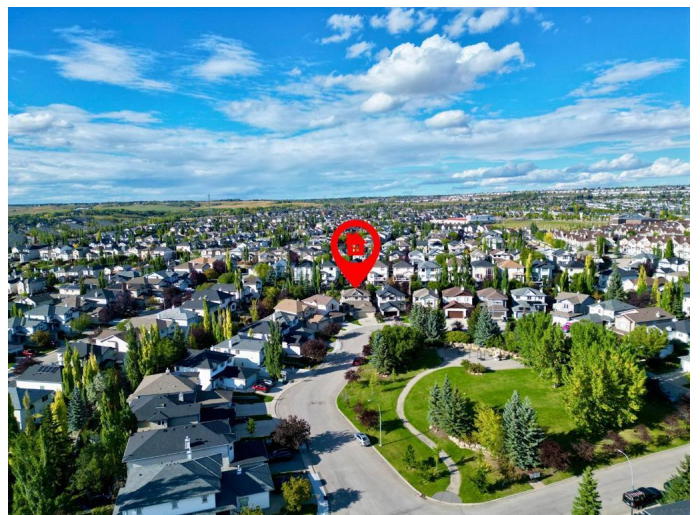
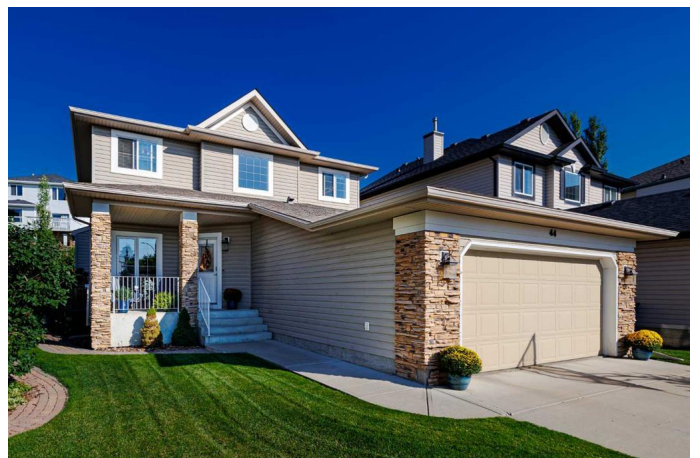
MLS® #A2167120

\$824,900

4 Bedroom, 4.00 Bathroom, 1,909 sqft
Residential on 0.14 Acres

Tuscany, Calgary, Alberta

Welcome to this exceptional property, where elegance and modern convenience come together to create an inviting and luxurious home. As you step through the grand entrance, you're greeted by a spacious foyer with soaring 17-foot ceilings, setting the tone for the open-concept main floor with its airy 9-foot flat finish ceilings. At the heart of the home is the stunning kitchen, complete with a large island, brand new appliances, and an induction stove. Sunlight pours in through large windows, offering views of the lush backyard, while the adjacent dining area provides a seamless transition to outdoor living with a door leading to the backyard patio—ideal for indoor-outdoor entertaining. The main floor also boasts modern lighting, controllable via the Lutron Caseta App, adding a touch of smart home sophistication. Cozy up in the adjacent living room, where a gas fireplace with a wooden mantle creates a warm and inviting atmosphere, while more stunning backyard views enhance the sense of peace. A sizable office on the main level overlooks the front deck, offering a serene workspace. Upstairs, the luxurious primary suite awaits, featuring a walk-in closet and a spa-like 5-piece ensuite. Two additional bedrooms and a pristine 4-piece bathroom complete the upper level, where brand new carpets ensure comfort underfoot. The lower level offers a versatile rec room, a fourth bedroom with a walk-in closet, and another 4-piece bathroom—perfect for guests or



family. Practicality meets style with an oversized double garage that connects to a large mudroom and separate laundry room. Step outside to the beautifully landscaped backyard, featuring mature trees, an impressive retaining wall, and a spacious patio, ideal for relaxing or hosting gatherings. Two apple trees and a flourishing raspberry bush add to the charm of this outdoor oasis. The full property benefits from an underground sprinkler system, easily managed via the B-hyve App. This home combines luxury, smart technology, and outdoor beauty in a perfect harmony of modern living in the sought after community of Tuscany.

Built in 2001

Essential Information

MLS® #	A2167120
Price	\$824,900
Sold Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Tuscany Ridge Green
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2J4

Amenities

Amenities Clubhouse, Park, Parking, Party Room, Playground, Racquet Courts, Recreation Facilities, Recreation Room

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Yard, Close to Clubhouse, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Underground Sprinklers, Pie Shaped Lot, Treed

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 19th, 2024

Date Sold October 10th, 2024

Days on Market 21

Zoning R-C1

HOA Fees 277.20

HOA Fees Freq. ANN

Listing Details

Listing Office

RE/MAX First

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