

# \$789,000 - 86 Tuscany Ridge View Nw, Calgary

MLS® #A2254025

**\$789,000**

4 Bedroom, 4.00 Bathroom, 2,045 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE SAT SEPT 13 11:30-1:30PM -

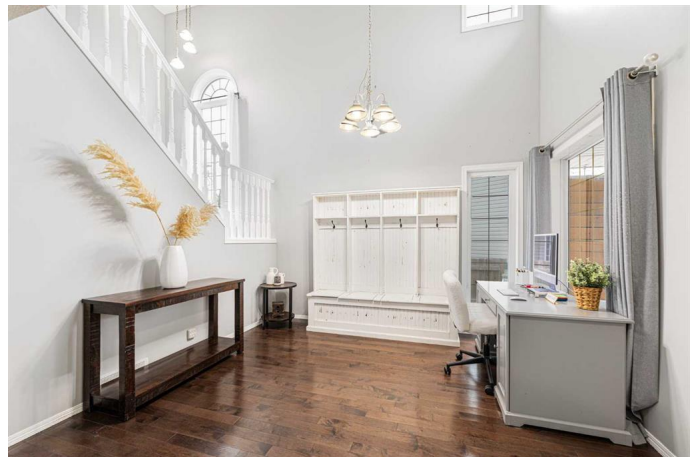
Welcome to 86 Tuscany Ridge View! This stunning 4 bedroom home is situated in the heart of Tuscany, offering a quiet private backyard and mountain views from the front of the home. Inside, the open-concept design blends style and functionality. A front office/den sets the tone, leading into a bright and spacious living room with a three-sided fireplace, a sun-filled dining nook, and a beautiful chef's kitchen with granite countertops and updated cabinetry, perfect for both entertaining and everyday living. Upstairs, retreat to the primary suite with a walk-in closet and 4 piece ensuite. Two generously sized bedrooms and a large bonus room provide plenty of space for family life. The fully developed basement expands your options with a fourth bedroom, full bath, versatile craft/workout room, and a spacious recreation area. This home is more than just a place to live, it's a lifestyle. Enjoy your private backyard, explore nearby walking paths, and take advantage of all the schools, shops, transit, and amenities that make Tuscany one of Calgary's most sought-after communities.

Built in 1999

## Essential Information

MLS® #                      A2254025

Price                        \$789,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,045       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 86 Tuscany Ridge View Nw |
| Subdivision | Tuscany                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L2J5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, Playground  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Cooktop, Gas Oven, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                   |
| Fireplaces        | Gas, Great Room, Three-Sided                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                      |

**Exterior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Yard                                         |
| Lot Description   | Back Lane, Landscaped, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco, Wood Frame                                   |
| Foundation        | Poured Concrete                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 9                   |
| Zoning         | R-CG                |
| HOA Fees       | 300                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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