

# \$949,900 - 20 Tuscany Ridge Green Nw, Calgary

MLS® #A2265851

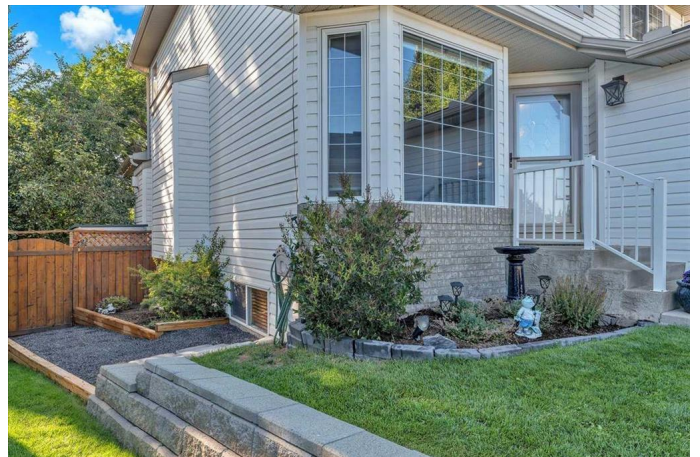
**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,169 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Move into the highly sought after neighborhood of Tuscany! Situated in a rare location, this immaculate four bedroom residence offers spacious and elegant living across an expansive PIE SHAPED LOT, directly across from a beautiful park/green space with a great kid's playground. The beautifully designed kitchen boasts an abundance of cabinetry, lots of counterspace with granite countertops, and a convenient walk-in pantry. The corner sink provides views of the meticulously landscaped backyard, creating an inspiring space to prepare your favorite meals. This open concept kitchen seamlessly flows into the inviting family room with a fireplace feature wall with custom built-in cabinetry and shelving, offering warmth and elegance. The generous eating area easily accommodates a full sized dining table, perfect for hosting family gatherings or dinner parties. From here, step through the garden door to the exquisite covered deck, ideal for outdoor dining, relaxation, and enjoying the STUNNING ZEN LIKE BEAUTY OF THE BACKYARD! Upstairs has well proportioned bedrooms, including a luxurious primary suite that promises rest and relaxation. This sanctuary features an ensuite bathroom complete with dual vanities, a corner soaker/jetted tub, and a separate shower, providing a spa like experience at home. The WELL THOUGHT OUT BASEMENT DESIGN has a spacious family room with a large window, bedroom number four and a full



bathroom. Tuscany is one of Calgary's premium neighbourhoods with four schools, lots of parks and greenspace, the Tuscany LRT, quick easy access to downtown, University of Calgary, Foothills Hospital and the Rocky Mountains.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265851    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,169       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 20 Tuscany Ridge Green Nw |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L 2J4                   |

**Amenities**

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

**Interior**

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s), Bookcases |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings                                                                      |
| Heating           | Forced Air                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Landscaped, Pie Shaped Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CG               |
| HOA Fees       | 307                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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