

\$849,900 - 244 Tuscany Ridge View Nw, Calgary

MLS® #A2267211

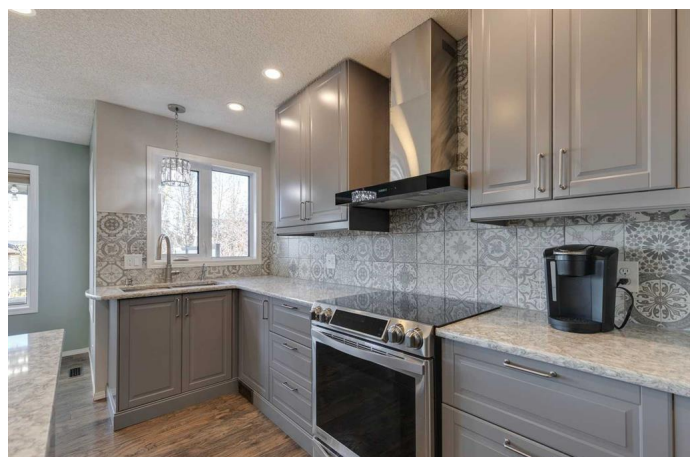
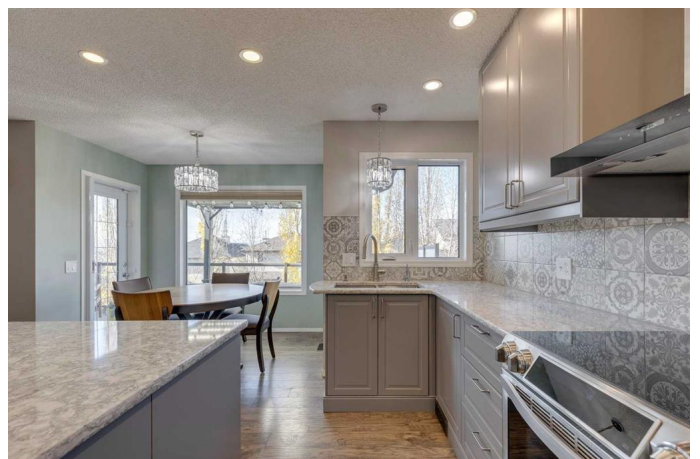
\$849,900

4 Bedroom, 4.00 Bathroom, 1,890 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to 244 Tuscany Ridge View NW – a fully renovated two-storey walkout sitting on one of Tuscany’s most desirable view lots. Every inch of this home has been updated to combine modern comfort with timeless design and low-maintenance living. The open-concept main floor is filled with natural light, where large west-facing windows frame sweeping mountain and valley views. The custom kitchen features quartz countertops, full-height cabinetry, premium stainless-steel appliances, and flows seamlessly into the dining and family areas – ideal for everyday life and entertaining. Upstairs, you’ll find three generous bedrooms including a primary suite with a luxurious ensuite featuring a rain shower and custom built-in closet system. Each bedroom includes its own built-in storage for added convenience. The fully finished walkout basement opens onto a private, low-maintenance backyard with a hot tub and plenty of space for a home gym, office, or media room. Major upgrades include a brand new roof, triple-pane windows, new deck, and updated mechanical systems including furnace, air conditioning, and water softener. Fresh paint, new flooring, lighting, and fixtures complete the home’s transformation. Ideally located on a quiet street in family-friendly Tuscany, you’re just steps from parks, pathways, and schools, with quick access to Stoney Trail, Crowchild Trail, and the C-Train. This one is truly move-in ready, offering stunning views and a thoughtful



renovation from top to bottom. For more information, photos, and a guided 360 tour, click the links below!

Built in 2000

Essential Information

MLS® #	A2267211
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,890
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	244 Tuscan Ridge View NW
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J7

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water,
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	Vinyl Windows, Wired for Data, Bar, Low Flow Plumbing Fixtures, Smart Home
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Other
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot, Landscaped, Lawn, Many Trees, Private, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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