

\$848,900 - 185 Tuscany Reserve Rise Nw, Calgary

MLS® #A2221911

\$848,900

4 Bedroom, 4.00 Bathroom, 1,846 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Stunning Mountain-View Walkout in the Heart of Tuscany

Perched on a quiet street with unobstructed panoramic views of the Rocky Mountains, this stylish and modern Beattie-built two-storey walkout is nestled in one of Tuscany's most desirable family-friendly neighborhoods. With no rear neighbours, this home offers privacy, space, and breathtaking natural scenery—just minutes from top-rated schools, shopping, greenspaces, and the Tuscany Club.

Inside, you'll find over 2,500 sq.ft. of beautifully updated living space, featuring rich hardwood floors, a renovated maple kitchen with quartz counters, upgraded backsplash, and a large island complete with a built-in wine rack and farmhouse sink. The sun-filled great room steals the show with its vaulted, beamed ceilings and stone fireplace, creating a warm, open-concept space ideal for both entertaining and everyday living.

The upper level boasts three generously sized bedrooms, including a west-facing primary retreat with stunning mountain views, a walk-in closet, and a spa-inspired ensuite featuring a corner jetted tub and separate shower.

The fully finished walkout basement adds valuable living space with a fourth bedroom, a luxurious bathroom with double vanities and an oversized shower, and a spacious rec/games room complete with a cozy gas fireplace.

Additional highlights include:



Oversized insulated/drywalled garage

Dedicated main floor home office with French doors

Main floor laundry

Natural gas BBQ hookup on the balcony

Fenced west-facing backyard with covered patio

Ideally located near the LRT, major roadways, and all of Tuscany’s amenities”including 2 public elementary schools, a K-9 Catholic school, and a public 5-9 middle school”this is a home where community, comfort, and convenience come together.

Welcome to Tuscany”where you don’t just live, you belong.

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2221911 |
| Price | \$848,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,846 |
| Acres | 0.10 |
| Year Built | 2006 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 185 Tuscany Reserve Rise Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L0A4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Recreation Facilities |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings |
| Appliances | Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Great Room, Recreation Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |
| HOA Fees | 252 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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