

\$735,000 - 117 Tuscany Ridge Mews Nw, Calgary

MLS® #A2234459

\$735,000

4 Bedroom, 4.00 Bathroom, 1,836 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE THIS SATURDAY, NOVEMBER 8TH, FROM 11 AM - 2 PM
Welcome to 117 Tuscany Ridge Mews NW, a charming and thoughtfully upgraded home located in one of Calgary's most sought-after communities on a huge corner lot. This property offers everything a growing family needs, featuring a bright and functional kitchen with quartz countertops, a gas range, plenty of storage, and a peninsula island perfect for casual dining or entertaining. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and private ensuite, along with two additional bedrooms, a full bathroom, convenient upper-level laundry, and a versatile bonus room ideal for a play area, office, and/or media space. The fully finished basement adds valuable living space with a large rec room and an additional bedroom—perfect for guests, teens, or a home office setup. Outside, enjoy a beautifully south facing landscaped yard complete with a two-level deck—ideal for summer gatherings and relaxing evenings. Boot room off the kitchen that leads to the heated double attached garage with separate door out to dog run. Don't forget the massive trailer parking in the backyard. Located on the best family-friendly cul-de-sac close to schools, parks and shops. This home is the perfect blend of comfort, functionality, and location.

Built in 2005



Essential Information

MLS® #	A2234459
Price	\$735,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,836
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Tuscany Ridge Mews Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3B7

Amenities

Amenities	Clubhouse, Game Court Interior, Other, Picnic Area, Playground, Park, Party Room, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Heated Garage, Insulated, Additional Parking, Double Garage Attached, Driveway, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Pantry, Quartz Counters, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Gas Cooktop, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden
Lot Description	Back Yard, Corner Lot, Front Yard, Level, Close to Clubhouse, Cul-De-Sac, Dog Run Fenced In, Garden
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	131
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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