

**235 Tuscany Ridge View NW**  
**Calgary, Alberta**
**MLS # A2260272**

**\$779,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                                            |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                           |               |                   |
| <b>Size:</b>     | 1,863 sq.ft.                                       | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4                                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front         |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                                                                          |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                                                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, French Door, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Storage shed. NOTE: alarm system/Skybell doorbell contract can be assumed at \$50/month (Telus).                                                         |                   |      |

All you need to do is move-in, unpack & enjoy this truly wonderful home in the popular family community of Tuscany, nestled here on this quiet crescent within walking distance to the Tuscany Club & Market. This beautifully updated two storey from Cedarglen boasts vinyl plank floors & brand new central air, total of 4 bedrooms + den, sleek white kitchen with quartz countertops & a host of improvements including new roof, basement development, landscaping & paint. Bathed in natural light, you'll just love the open concept flow of the main floor with its expansive windows, spacious living room with stone-facing fireplace, large dining room with access to the backyard deck & designer kitchen with island & soft-close cabinetry, walk-in pantry & stainless steel appliances (all new 2023-2024) including Samsung stove with induction cooktop + reverse osmosis system. Upstairs there are 3 lovely bedrooms & 2 full bathrooms...highlighted by the primary bedroom with walk-in closet & renovated ensuite with quartz-topped double vanities, free-standing tub & oversized shower with body-jets. The newly finished basement - completed in 2023 with permits, has a great-sized 4th bedroom, full bathroom & rec room with built-in ceiling speakers. Main floor also has a dedicated main floor office with French doors & laundry room with Samsung washer & dryer. The backyard is fully fenced & landscaped, with a storage shed for your gardening tools & terrific deck where you can enjoy the great outdoors. Among the many improvements since 2023: basement, tile floors in 2nd floor family bathroom, kitchen & laundry appliances, toilets, interior paint, garage door opener, master ensuite, exterior landscaping (front & back), front door & garage door paint, roof & central air (warranty until 2035). Top-notch location here in one of Northwest Calgary's most desirable neighbourhoods,

within minutes to all 4 of Tuscany’s schools (Eric Harvie, Twelve Mile Coulee, St. Basil & Tuscany), the Tuscany LRT & bus stops, off-leash areas & parks, plus quick & easy access to Stoney & Crowchild Trails to take you to Crowfoot Centre, Shane Homes YMCA, University of Calgary, major retail centers, hospitals & downtown.