

# \$649,900 - 99 Tuscany Ridge Heights Nw, Calgary

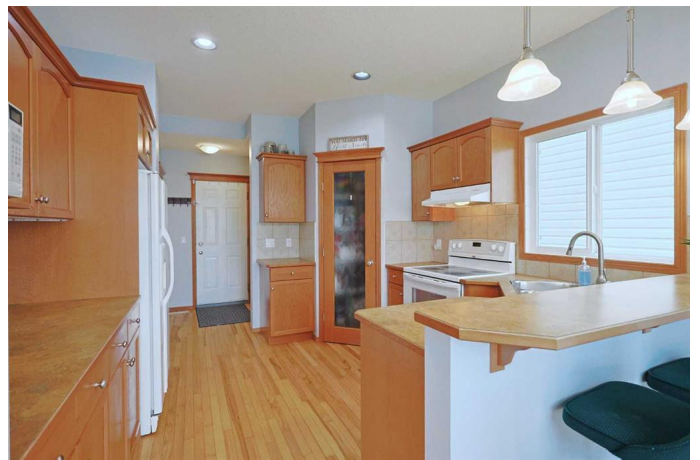
MLS® #A2231321

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,810 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Looking for the perfect home to raise your family in? Then look no further than this lovingly maintained two storey in the highly-desirable community of Tuscany. Walking distance to Eric Harvie School & the community hub/fire station #42, this former NuVista Homes showhome enjoys hardwood floors & oak kitchen, 3 bedrooms + bonus room, SOLAR PANELS & a host of improvements including appliances, roof & hot water tank. With its family-friendly floorplan you are sure to love, this warm & inviting home has a great-sized living room with large windows, open concept dining room with access to the backyard & oak kitchen with raised eating bar, walk-in pantry & white appliances including Whirlpool stove/convection oven & new (2023) LG dishwasher. A total of 3 bedrooms & 2 full bathrooms on the upper level, highlighted by the primary bedroom with walk-in closet & ensuite with separate shower & soaker tub. Over the garage is the Southwest-facing bonus room with vaulted ceilings & fireplace. The unspoiled lower level offers tremendous potential for future living space—prime for another bedroom, bath & rec room. Additional features include the main floor laundry with newer (2020) LG washer & dryer, built-in ceiling speakers, garage with workbench & roughed-in infloor heating, natural gas line for your BBQ on the backyard deck & the roof was replaced in 2021 & the water tank in 2019. Prime location in one of Northwest



Calgaryâ€™s most popular communities, only minutes to shopping at the Tuscany Market, the Tuscany Club (with its waterpark, tennis courts, rec centre & rink), all neighbourhood schools & the LRT, parks & playgrounds, winding ravine trails & easy access to Crowchild & Stoney Trails to take you to Crowfoot Centre, University of Calgary, hospitals & downtown.

Built in 2004

**Essential Information**

MLS® #	A2231321
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	99 Tuscany Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C1

**Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

# of Garages 2

## Interior

Interior Features Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas, Solar

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Tile, Other

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 23rd, 2025

Days on Market 22

Zoning R-CG

HOA Fees 293

HOA Fees Freq. ANN

## Listing Details

Listing Office Royal LePage Benchmark

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