

# \$950,000 - 173 Tuscany Ridge Park Nw, Calgary

MLS® #A2224762

**\$950,000**

6 Bedroom, 4.00 Bathroom, 2,337 sqft  
Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome to your dream home in the heart of the charming Hillside Estates of Tuscany, nestled in a quiet peaceful circle, within walking distance to schools, playgrounds, shopping center and the beloved Tuscany Club.

This warm and welcoming home offers 6 bedrooms with over 3,200 sq.ft. of beautifully developed living space, including a bright, fully finished walk-out basement—perfect for growing or multi-generational families. This property features metal roof top with long life span and low maintenance cost, water softener/purify system for better quality of life.

Step inside to a spacious, sunlit foyer that opens to a comfortable family room, ideal for quiet evenings or catching up with guests. The elegant formal dining room is just the right place for holiday dinners and heartfelt celebrations.

At the back of the home, you'll find a cozy great room with a gas fireplace, a bright and airy dining nook with peaceful backyard views, and access to an oversized balcony—perfect for morning coffee or evening sunsets. The heart of the home, the kitchen, is a chef's delight, featuring generous cabinet space, a large island, and sleek stainless steel appliances.



A dedicated home office tucked beside the great room offers the perfect spot for focus and productivity, with just the right amount of separation from the main living areas.

Upstairs, youâ€™ll find a versatile loft area, three spacious guest bedrooms, a 4-piece bath, and a serene primary suite with a spa-inspired ensuiteâ€”a true retreat at the end of the day.

The bright walk-out basement is ideal for extended family or entertaining, with a huge rec room, second gas fireplace, a well-appointed kitchenette, two additional bedrooms, and a full 4-piece bathroom.

Step outside to a lovingly landscaped, well-graded backyard surrounded by mature trees. Whether you're relaxing on the swing or hosting a summer BBQ, youâ€™ll feel wrapped in natureâ€™s calm and comfort. This home is ready to welcome you and your loved onesâ€”donâ€™t miss the chance to make it yours!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224762    |
| Price          | \$950,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,337       |
| Acres          | 0.11        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status Active

### Community Information

Address 173 Tuscany Ridge Park Nw  
Subdivision Tuscany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3L 2H6

### Amenities

Amenities Clubhouse, Party Room, Playground  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Central Vacuum  
Appliances Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Purifier, Water Softener, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Gas, Great Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Garden  
Lot Description Back Yard  
Roof Metal  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed May 29th, 2025  
Days on Market 17

|                |      |
|----------------|------|
| Zoning         | R-CG |
| HOA Fees       | 307  |
| HOA Fees Freq. | ANN  |

**Listing Details**

Listing Office            Top Producer Realty and Property Management

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