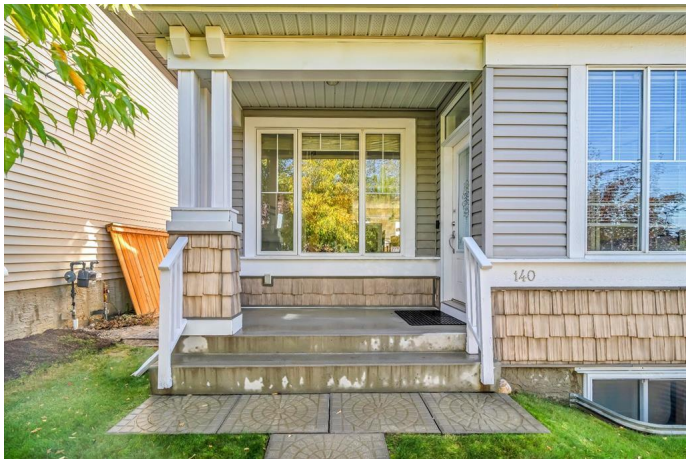
$614,900 - 140 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2258097

$614,900
2 Bedroom, 3.00 Bathroom, 1,506 sqft
Residential on 0.09 Acres



Tuscany, Calgary, Alberta

Experience the perfect blend of comfort and luxury in this stunning two-story home located in the desirable neighborhood of Tuscany. Boasting a unique open floorplan design, this home features an impressive detached TRIPLE CAR GARAGE, providing ample space for all your vehicles & hobbies. The authentic curb appeal is enhanced by a welcoming front porch and charming architectural details, all nestled on a corner lot. Step inside
to discover a bright and spacious
open-concept main level filled with natural light from the many windows and a 2nd floor skylight. The oversized living room greets you with high ceilings & a tile surround gas fireplace, leading to the central kitchen with vaulted ceilings, over-height cabinets, and a spacious kitchen island. You'll be mesmerized by the natural sunlight that comes through the dining room's south and west-facing windows. As you head upstairs, a unique double master layout awaits, with both bedrooms featuring ensuite bathrooms. The loft area is the same size as the 2nd bedroom and could be transformed into a comfortable and functional bedroom, adding even more functionality to this impressive home. Outside, the property features an extensive terraced garden area on the side of the house, along with mature trees adding to the home's character. The maintenance-free backyard features a large sunny south-facing deck leading to the oversized (28'x28'), heated triple-car garage,

perfect for the hobbyist, restorer, or car enthusiast. There is also a built-in car charging station and solar panels on the garage roof to help make life more affordable. This home is situated in a beautiful community with extensive pathways, parks, schools, shopping, a neighborhood pub, and a great Community Association with unlimited recreation options. Don't wait to make this home your own!

Built in 2004

Essential Information

MLS® #	A2258097
Price	$614,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	140 Tuscany Ridge Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3A6

Amenities

Amenities	None
Parking Spaces	3
Parking	220 Volt Wiring, Garage Door Opener, Garage Faces Rear, Heated

	Garage, Insulated, On Street, Triple Garage Detached, Private Electric Vehicle Charging Station(s)
# of Garages	3

Interior

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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