

# \$599,900 - 9 Tuscany Ridge Way Nw, Calgary

MLS® #A2208882

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,447 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Welcome Home to this stunning property in the sought after community of Tuscany! This beautiful fully finished 4 bedroom/3.5 Bath home has it all. Upon entering you'll immediately love the feeling of space with the open concept layout and amazing space to entertain. The fully equipped kitchen offers tons of cupboard space, plus a pantry, all the appliances and tons of counter space for the chef in the home. The living room has enough space to fit the whole family comfortably with a gas fireplace to cozy up to on those chilly evenings. There is a main floor office/den as well as a half bath on this level. When you head upstairs you will find a massive primary bedroom with walk in closet and 3 piece ensuite with a huge shower. There are two additional bedrooms and a 4 piece bath. The basement is fully finished with an additional bedroom another 3 piece bath and a huge family room, there is a space in this home for everyone. The backyard offers a beautiful deck and tiered garden beds great for the green thumb in the family. In the beautiful amenities rich neighbourhood of Tuscany and quick access to the mountains this property is ready for you to make it home!



Built in 2004

## Essential Information

MLS® # A2208882

Price \$599,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,447
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	9 Tuscany Ridge Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3E1

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 4th, 2025
Days on Market	11
Zoning	DC
HOA Fees	298
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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