

# \$880,000 - 173 Tuscany Ridge Circle Nw, Calgary

MLS® #A2211654

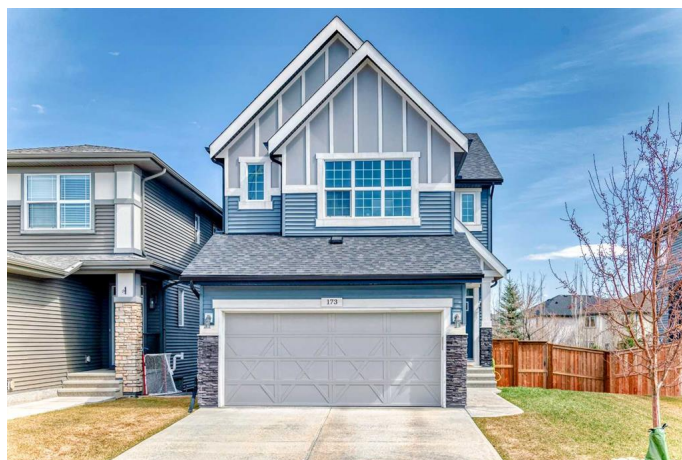
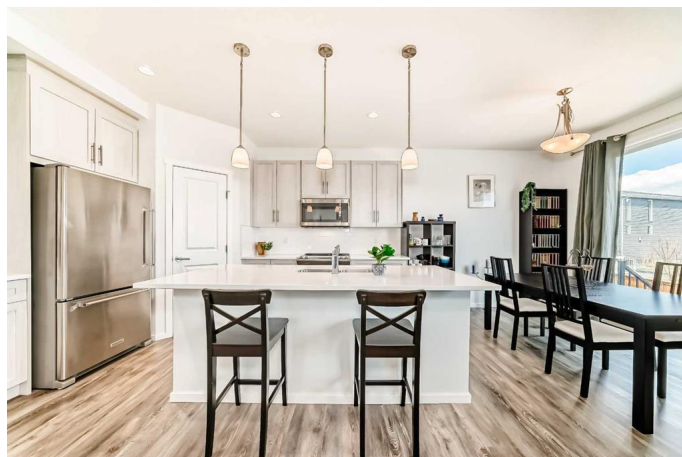
**\$880,000**

4 Bedroom, 4.00 Bathroom, 2,087 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

A Warm Welcome to Your Tuscan Retreat! Tucked away on a quiet street in the heart of Tesoro of Tuscany, this beautiful Homes by Avi residence offers the perfect blend of comfort, style, and space for your family to grow. Step inside and feel instantly at home in the light-filled, open-concept main floor. A flexible front room gives you endless possibilities—whether you're working from home, creating a play space, or setting up a cozy reading nook. The kitchen is a true heart-of-the-home space, designed for both cooking and gathering. It features gleaming quartz countertops, classic subway tile backsplash, stainless steel appliances, and plenty of storage, including a generous walk-through pantry that keeps everything organized and within reach. Upstairs, your private primary suite is a peaceful escape, complete with a spa-like ensuite with dual sinks, a deep soaker tub, and a sleek glass shower. A large west-facing bonus room brings in beautiful natural light, and the upper-floor laundry room adds everyday ease and convenience. The fully finished basement extends your living space with a welcoming media room, an extra bedroom and full bathroom—perfect for guests or teens, as well as ample storage for all of life's extras. Home has AC for the hot summer months. Enjoy outdoor living on a generous lot with a bonus side yard and enhanced privacy from neighbouring homes. Surrounded by parks, scenic walking paths, top-rated schools,



and everyday conveniences, this home blends peaceful living with modern comfort.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211654    |
| Price          | \$880,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,087       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 173 Tuscany Ridge Circle Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 0E5                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Fitness Center, Playground, Recreation Facilities, Day Care, Dog Park |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Pantry, Stone Counters  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), |

|                 |  |
|-----------------|--|
|                 | Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |
| HOA Fees       | 307              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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