

# \$599,900 - 27 Tuscany Ridge Heights Nw, Calgary

MLS® #A2255417

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

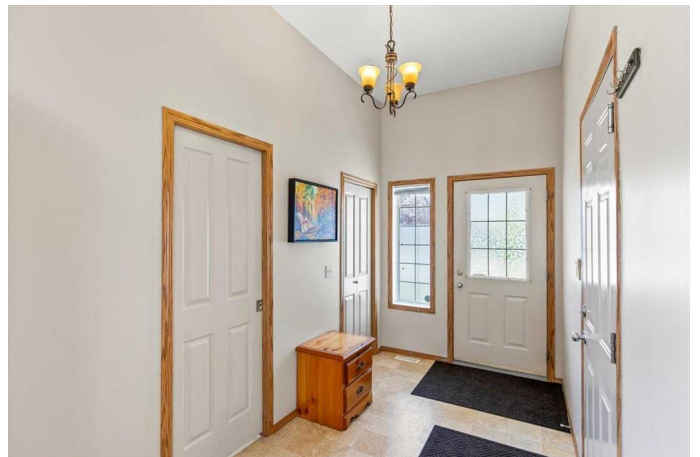
Open house (Sunday Nov 9 from 11-2).

Beautiful 2-Storey Home in Desirable Tuscany

â€“ Ideal for First-Time Buyers, Investors, or Small Families! Welcome to this bright and spacious 2-storey home offering nearly 2,000 sq ft of comfortable living space in the highly sought-after community of Tuscany.

Thoughtfully designed with an open-concept main floor, this home features a chef-inspired gourmet kitchen complete with stainless steel appliances, a gas stove, and an oversized quartz island with a breakfast nookâ€”perfect for casual dining or entertaining. The inviting living room showcases gleaming hardwood floors and a stunning stone-faced fireplace, creating a warm and welcoming atmosphere.

Upstairs, youâ€™ll find a sunlit primary bedroom with a walk-in closet and private 4-piece ensuite, along with two additional bedrooms and a second full bathroom. The fully developed basement offers extra living space with a cozy family room, den, laundry area, and a convenient 2-piece bathroom. Additional features include central air conditioning, a water softener, and tasteful finishes throughout. Situated in a prime location, this home is just a 2-minute drive to St. Basil School, a short walk to Eric Harvie School, and within walking distance to Sobeys. Tuscany LRT station and several bus stops are close by, providing an easy 15-minute commute to downtown Calgary. Enjoy proximity to major grocery stores like Walmart, Superstore, and more. This is a must-see



home in a family-friendly neighbourhood – don’t miss out!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255417    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,474       |
| Acres          | 0.08        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 27 Tuscan Ridge Heights NW |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L 2W8                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Ceiling Fan(s), Pantry, Quartz Counters                          |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Dryer, Gas Range, Washer, Window Coverings |
| Heating           | Forced Air                                                                       |

|                 |             |
|-----------------|-------------|
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 11          |
| Fireplaces      | Gas         |
| Has Basement    | Yes         |
| Basement        | Full        |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame, Concrete, Vinyl Siding     |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 58                  |
| Zoning         | R-CG                |
| HOA Fees       | 293                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | C-Luxury Realty Ltd. |
|----------------|----------------------|

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