

\$899,900 - 269 Tuscany Ridge Heights Nw, Calgary

MLS® #A2269039

\$899,900

4 Bedroom, 4.00 Bathroom, 2,056 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Perfect Family Home in Tuscany!!! With over 3000sqft of substantially renovated living space this home is turn key and has it all for the growing family! The custom-built home features 9'ceilings on the main & downstairs, spacious family room with gas fireplace, and beautifully updated kitchen with new counters, backsplash and appliances. New Lighting throughout, new vinyl plank flooring and carpet make this home feel warm and cozy or the central air will cool it down for you in the summer. Also boasts a main floor formal dining room or convert it into a main floor office. The 2nd floor offers 3 bedrooms & a bonus room(or 4 bedrooms could be easily done as well), including the huge master suite with vaulted ceilings & fully renovated ensuite with a steam shower & custom walkthrough closet. The basement has been tastefully finished & is perfect for watching movies in the huge family/media room with wet bar. A bathroom & 4th bedroom that opens to the family room complete the basement. The backyard is an oasis with a covered deck, fully fenced & landscaped with west-facing exposure and includes the hot-tub. Located on a quiet street & close to transit, Tuscany Club & Tuscany Market! This home is a must see!!!

Built in 2005

Essential Information

MLS® #

A2269039



Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	269 Tuscany Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B8

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.