\$650,000 - 35 Tuscany Ridge Terrace Nw, Calgary

MLS® #A2263545

\$650,000

4 Bedroom, 4.00 Bathroom, 1,347 sqft Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome home to 35 Tuscany Ridge Terrace NW, a bright and welcoming 4-bedroom, 3.5-bath gem with a double detached garage and fully finished basement, backing southwest onto a generous pie-shaped lot with golf course and mountain views. Nestled at the end of a quiet street in Tuscany, this home blends family comfort with everyday convenience.

As you step inside, you're greeted by a naturally lit, open-concept living room flowing seamlessly into the kitchen. The SW-facing kitchen features newer appliances, a raised eating nook, and direct access to the large deckâ€"ideal for grilling, relaxing, and watching kids play in the backyard. Recent updates include fresh flooring, new paint, and enhanced lighting. Practical features like hot water on demand and a water softener add to the peace of mind.

Upstairs, the primary retreat boasts a 4-piece ensuite and walk-in closet. Two additional bright south-facing bedrooms and a full 4-piece bathroom complete this level. Downstairs, you'II find a fully developed lower level with a spacious media room (complete with 7.2 surround sound), a 4th bedroom, and a 3-piece bathroomâ€"perfect for guests or older kids.

Step outside and you'II love the fully landscaped yard, massive deck, and the quiet







enjoyment of backs onto Lynx Ridge Golf Course with sweeping mountain views. The detached garage (built 2013) adds convenience and storage.

This home sits just steps from a playground and is minutes from everything families valueâ€"schools, parks, shopping, and transit. With its combination of updates, layout, and location, this could be the home your family will love for years to come.

Built in 2004

Essential Information

MLS® # A2263545 Price \$650,000

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 1,347 Acres 0.10 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 35 Tuscany Ridge Terrace Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 3A5

Amenities

Amenities None Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Laminate Counters, No Smoking Home, Pantry, Recessed Lighting

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Tankless Water Heater, Washer, Water Softener, Window

Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, No Neighbours Behind, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

Days on Market 11

Zoning R-CG

HOA Fees 293

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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