

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

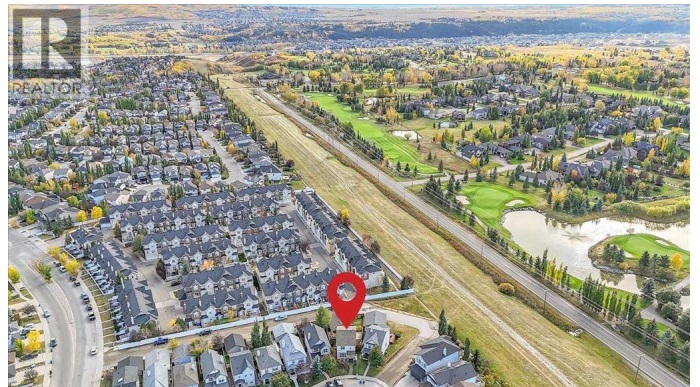
MLS® #A2263545

\$650,000

4 Bedroom, 4.00 Bathroom, 1,347 sqft
Single Family on 0.10 Acres

Tuscany, Calgary, Alberta

***OPEN HOUSE SATURDAY Oct 18th
1:00pm-3:00pm*** 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,
youâ€™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, youâ€™ll 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 youâ€™ll 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 value—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.
(id:6289)

Built in 2004

Essential Information

Listing #	A2263545
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,347
Acres	0.10
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Tuscany Ridge Terrace Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L3A5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No neighbours behind, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings, Water Heater - Tankless
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Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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Listing information last updated on October 15th, 2025 at 4:46pm CDT