

# \$789,000 - 86 Tuscany Ridge View Nw, Calgary

MLS® #A2254025

**\$789,000**

4 Bedroom, 4.00 Bathroom, 2,045 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

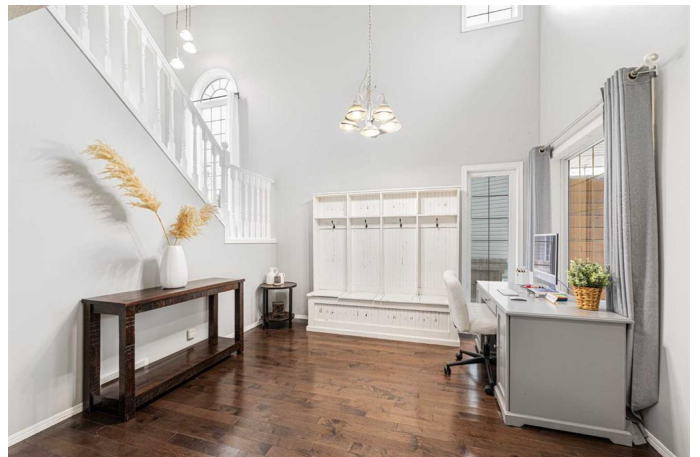
Welcome to 86 Tuscany Ridge View! This stunning 4 bedroom home is situated in the heart of Tuscany, offering a quiet private backyard and mountain views from the front of the home. Inside, the open-concept design blends style and functionality. A front office/den sets the tone, leading into a bright and spacious living room with a three-sided fireplace, a sun-filled dining nook, and a beautiful chef's kitchen with granite countertops and updated cabinetry, perfect for both entertaining and everyday living. Upstairs, retreat to the primary suite with a walk-in closet and 4 piece ensuite. Two generously sized bedrooms and a large bonus room provide plenty of space for family life. The fully developed basement expands your options with a fourth bedroom, full bath, versatile craft/workout room, and a spacious recreation area. This home is more than just a place to live, it's a lifestyle. Enjoy your private backyard, explore nearby walking paths, and take advantage of all the schools, shops, transit, and amenities that make Tuscany one of Calgary's most sought-after communities.

Built in 1999

## Essential Information

MLS® # A2254025

Price \$789,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	86 Tuscany Ridge View Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2J5

### Amenities

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

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Gas Oven, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Private, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Benchmark
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