

# \$860,000 - 173 Tuscany Ridge Circle Nw, Calgary

MLS® #A2211654

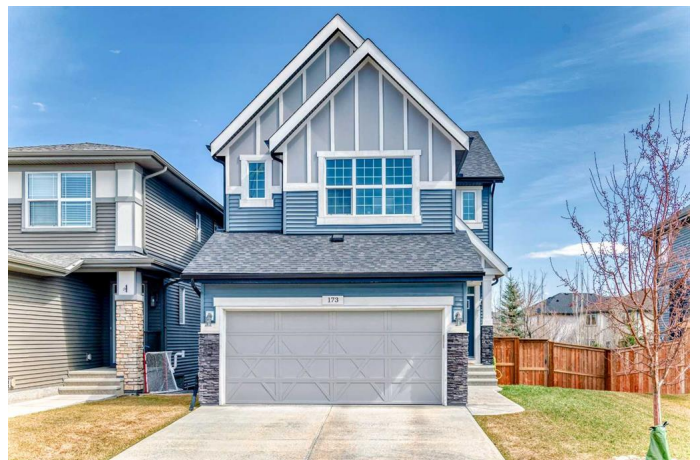
**\$860,000**

4 Bedroom, 4.00 Bathroom, 2,087 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

A Warm Welcome to Your Tuscan Retreat! Tucked away on a quiet street in the heart of Tesoro of Tuscany, this beautiful Homes by Avi residence offers the perfect blend of comfort, style, and space for your family to grow. Step inside and feel instantly at home in the light-filled, open-concept main floor. A flexible front room gives you endless possibilities—whether you're working from home, creating a play space, or setting up a cozy reading nook. The kitchen is a true heart-of-the-home space, designed for both cooking and gathering. It features gleaming quartz countertops, classic subway tile backsplash, stainless steel appliances, and plenty of storage, including a generous walk-through pantry that keeps everything organized and within reach. Upstairs, your private primary suite is a peaceful escape, complete with a spa-like ensuite with dual sinks, a deep soaker tub, and a sleek glass shower. A large west-facing bonus room brings in beautiful natural light, and the upper-floor laundry room adds everyday ease and convenience. The fully finished basement extends your living space with a welcoming media room, an extra bedroom and full bathroom—perfect for guests or teens, as well as ample storage for all of life's extras. Home has AC for the hot summer months. Enjoy outdoor living on a generous lot with a bonus side yard and enhanced privacy from neighbouring homes. Surrounded by parks, scenic walking paths, top-rated schools,



and everyday conveniences, this home blends peaceful living with modern comfort.

Built in 2017

### Essential Information

MLS® #	A2211654
Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,087
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	173 Tuscan Ridge Circle Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0E5

### Amenities

Amenities	Clubhouse, Dog Park, Fitness Center, Playground, Recreation Facilities, Day Care
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Pantry, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

	Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	20
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.