



47 Tuscany Ridge Terrace Calgary Alberta

\$800,000

OPEN HOUSE SAT, JULY 12 11:00-3:00Welcome to this exceptional two-storey walkout home in the highly desirable community of Tuscany, offering panoramic west-facing views of the Rocky Mountains and backing directly onto a peaceful greenbelt with walking paths. Thoughtfully designed and meticulously maintained, this 3-bedroom, 3.5-bathroom home offers over 2,500 sq. ft. of total developed living space, a fully equipped income-generating basement illegal suite, and a private west backyard that captures every stunning sunset. Step inside and be greeted by rich hardwood flooring, large windows flooding the space with natural light, and a functional open-concept layout. The main level features a welcoming front living room with a gas fireplace, a spacious kitchen with a central island and ample cabinetry, a bright dining area, and a cozy sunroom that opens to the west-facing balcony—perfect for morning coffee or evening wine with mountain views. A 2-piece powder room and main-level laundry add convenience and functionality. Upstairs, the expansive primary bedroom offers breathtaking mountain views, a large walk-in closet, and a spa-like 4-piece ensuite with a soaker tub and separate shower. Two additional generously sized bedrooms and another full bathroom complete the upper level. The fully developed walkout basement is a standout feature, with a self-contained illegal suite offering its own entrance, kitchen, living area, full bathroom, and dedicated laundry—ideal for extended family, guests, or added rental income. Enjoy the outdoors in the beautifully landscaped backyard, complete with mature trees, garden space, and direct access to the walking paths and green space beyond. Additional features include an attached double garage, two fireplaces, and over 3,000 sq. ft. of total usable space across all levels. Located on a quiet street in one of Calgary's most family-...

Family room 13.92 Ft x 9.00 Ft

Recreational, Games room 14.25 Ft x 10.25 Ft

Kitchen 11.92 Ft x 8.83 Ft

3pc Bathroom 8.08 Ft x 6.25 Ft

Furnace 11.00 Ft x 9.08 Ft

Living room 15.83 Ft x 11.42 Ft

Sunroom 11.33 Ft x 7.50 Ft

Laundry room 5.92 Ft x 2.75 Ft

2pc Bathroom 5.92 Ft x 5.58 Ft

Primary Bedroom 17.25 Ft x 13.25 Ft

Other 9.25 Ft x 4.75 Ft

4pc Bathroom 12.08 Ft x 9.25 Ft

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Listing Presented By:



Originally Listed by:
eXp Realty

<http://shawn.getty@exprealty.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen11.58 Ft x 11.50 Ft

Dining room10.92 Ft x 9.33 Ft

Foyer7.83 Ft x 5.00 Ft

Bedroom17.92 Ft x 11.00 Ft

Bedroom9.58 Ft x 8.92 Ft

4pc Bathroom8.50 Ft x 4.83 Ft