193 Tuscany Ridge Circle NW

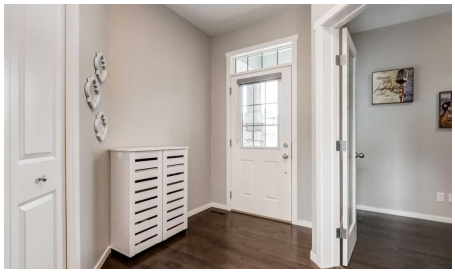
Calgary | Active | MLS® A2356142

$949,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2016**	**2,203.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

OPEN HOUSE SUNDAY NOV. 22ND 1:00-4:00!!! Welcome to the newest section of Tuscany. This like-new 4-bedroom, 3.5-bath home is move-in ready from top to bottom, with nothing to update and nothing to fix. The main floor is made for both everyday living and entertaining. Maple hardwood runs through an open-concept kitchen and living area, where 18' ceilings, oversized windows and a stunning two-story fireplace set the tone. The chef's kitchen features full-height maple cabinetry, quartz countertops and stainless steel appliances, including a gas cooktop and separate wall oven. A main-floor office, a spacious laundry and mudroom, and a large dining room opening onto the full-width composite deck round out the level. Upstairs, three generously sized bedrooms and two full baths include a primary suite with a double vanity and separate tub and shower. The vaulted-ceiling bonus room is a great spot to unwind at the end of the day. The lower level is built for fun, with a full wet bar, a fourth bedroom, another full bath and a TV area made for game days and movie nights. Extras include low-maintenance artificial turf landscaping, central A/C and a water softener, all on a quiet street among the newest homes in Tuscany. Schools, the Tuscany Club and everyday amenities are within walking distance, making this an ideal home for a growing family. Don't miss it.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356142
Bedrooms	4
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,203.1 sq. ft.
Main Level Finished Area:	1,018.4 sq. ft.

Upper Level Finished Area:	1,184.7 sq. ft.
Below Grade Finished Area:	597 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,885 sq. ft.
Lot Frontage:	34'4½"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2016 (Age: 10)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1612407
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Bar Fridge, Built-In Oven, Central Air Conditioner, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 12'6" × 12'5" ·
Main Floor	Living Room · 15'6" × 12' ·
Main Floor	Dining Room · 12'11" × 9'1" ·
Main Floor	Den · 11'3" × 9' ·
Main Floor	Foyer · 7'4" × 5'6" ·
Main Floor	Laundry · 11'6" × 7'3" ·
Main Floor	Pantry · 5'4" × 5'3" ·
Upper Level	Bedroom - Primary · 16'11" × 12'8" ·
Upper Level	Bedroom · 12'4" × 10'11" ·

Upper Level	Bedroom · 10'11" × 9'8" ·
Upper Level	Bonus Room · 19' × 11'5" ·
Lower Level	Family Room · 20'10" × 11'10" ·
Lower Level	Bedroom · 12'4" × 11'8" ·
Lower Level	Furnace/Utility Room · 23'10" × 13'10" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Wired for Sound
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/193-tuscany-ridge-circle-nw-calgary-a2356142/

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