364 Tuscany Estates Rise NW

Calgary | Active | MLS® A2352754

$999,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2009**	**1,703 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to this well maintained bungalow, ideally situated at the end of a quiet street and just steps away from the Tuscany ravine walkway and cycling path system - thoughtfully designed with comfortable living and functional spaces throughout! A welcoming front entrance leads to a convenient office featuring custom built-ins, creating the perfect spot to work from home, manage daily tasks, or enjoy a dedicated study space. The kitchen is sure to impress with its generous layout, featuring 10ft floor to ceiling cherry cabinetry, a large island with granite countertops and an eating bar, ideal for casual dining and entertaining. Stainless steel appliances, including a gas range cooktop, add both style and functionality, while the walk-through pantry offers excellent storage and everyday convenience. A built-in desk area with custom built-ins provides additional organization and a practical space for keeping household essentials close at hand. The adjoining eating nook is filled with possibilities, offering direct access to the back deck and an open connection to both the kitchen and living room. This seamless layout creates a wonderful setting for entertaining guests, enjoying family meals, or simply relaxing at home. In the living room, a large window allows natural light to stream in, while the gas fireplace, complete with a beautiful stone surround and mantle, creates a warm and inviting focal point for cozy evenings. The spacious primary bedroom offers a peaceful retreat, complete with a ceiling fan, a generous walk-in closet, and a luxurious five-piece ensuite. Unwind in the soaking tub, enjoy the convenience of dual vanities, or refresh in the separate stand-alone shower. A private water closet adds an extra touch of comfort and privacy. Everyday living is made easier with the main-floor laundry room, featuring a sink and a practical mudroom area to help keep things organized through every season.The fully developed basement provides even more room to spread out, featuring a large recreation area with cork flooring and plenty of space for a family room, games area, home gym, or entertainment space to host dancing dinner parties. An additional bedroom and a four-piece bathroom make this level ideal for guests, older children, or extended family. A massive storage room offers abundant space for seasonal items and household belongings, while additional room to create another bedroom provides flexibility to suit your future needs. Outside, enjoy the beautifully landscaped, fully fenced backyard, offering a private space for relaxing, gardening, entertaining, or letting kids and pets play. With its functional layout, inviting living spaces, thoughtful storage solutions, and room to grow, this home offers an appealing combination of comfort, convenience, and versatility. Situated on a quiet street and close to all amenities, this property is ready to welcome you home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352754
Bedrooms	2
Bathrooms	3
Year Built	2009
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:	Bungalow
Total Living Area:	1,703 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,145 sq. ft.
Lot Frontage:	46'3 1/8 "
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0810695
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
HOA Fee:	$292.68
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Window Coverings
Inclusions:	Alarm system (contract needs to be assumed), Freezer, Basement desk
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 10'3" × 6'10" ·
Main Floor	Foyer · 8'3" × 6'7" ·
Main Floor	Kitchen · 23'1" × 16'2" ·
Main Floor	Laundry · 12'1" × 9' ·

Main Floor	Living Room · 18'1" × 14' ·
Main Floor	Office · 14'1" × 10' ·
Main Floor	Bedroom - Primary · 13'4" × 13'1" ·
Lower Level	Bedroom · 11'4" × 10'8" ·
Lower Level	Game Room · 26'7" × 25'7" ·
Lower Level	Den · 12'9" × 11'3" ·
Lower Level	Furnace/Utility Room · 26'7" × 22'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/364-tuscany-estates-rise-nw-calgary-a2352754/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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