60 Tuscany Ridge Crescent NW

Calgary | Active | MLS® A2350804

$679,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**1,717.56 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 22, 12:00 - 2:00 HERE IS THE DEAL YOU HAVE BEEN WAITING FOR!! BEST VALUE IN TUSCANY!! PRICED TO SELL!! Major improvements include a NEW FURNACE (2025) with HEPA filter, NEW ROOF (2021), NEW GARAGE DOOR OPENER (2024), HOT WATER TANK (2019) and a STORM DOOR WITH A LIFETIME WARRANTY. Welcome to this incredible family home located on a QUIET crescent in the highly sought-after community of Tuscany! Offering almost 2,500 SQ.FT. OF FULLY FINISHED LIVING SPACE and situated on a QUIET crescent, this property features a rare location with a walking path directly beside the home, creating extra privacy and additional space between neighbours.

From the moment you arrive, you will appreciate the beautiful curb appeal and welcoming two-storey foyer that sets the tone for the rest of the home. The BRIGHT and open main floor is designed for both everyday living and entertaining, featuring a spacious kitchen complete with maple cabinetry, stainless steel appliances, a large central island with breakfast bar seating, corner pantry and a bright dining nook overlooking the backyard.

Step outside and enjoy your own private outdoor retreat. The beautifully landscaped backyard offers a large deck, mature trees, plenty of grass space for kids and pets to play, and a gazebo that creates the perfect setting for relaxing or entertaining family and friends all summer long.

The spacious living room is the heart of the home and features a beautiful gas fireplace with tile surround and mantle, creating a warm and inviting space to gather.

Head upstairs where you will find 3 spacious bedrooms including a KING sized primary retreat complete with a WALK IN closet and its own private 4-piece ENSUITE. The upper level is also home to a bright BONUS ROOM that is perfect for family movie nights, a kids' play area, home office, or additional living space.

The FULLY FINISHED basement adds even more versatility and features a 4TH bedroom, full bathroom, laundry area and a large recreation room that makes the perfect hangout space for teenagers, guests or family game nights.

This home has also been exceptionally well maintained and updated over the years, giving buyers peace of mind for years to come.

Tuscany continues to be one of Northwest Calgary's most desirable communities thanks to its incredible schools, parks, pathways, shopping, amenities and quick access to the mountains.

This is the PERFECT FAMILY HOME in an AMAZING LOCATION- don't miss your OPPORTUNITY to make it yours!!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2350804
Bedrooms	4
Bathrooms	4
Year Built	2005
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:	1,717.56 sq. ft.
Main Level Finished Area:	769.67 sq. ft.
Below Grade Finished Area:	729.38 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,648 sq. ft.
Lot Frontage:	35'7"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2005 (Age: 21)
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:	0511094
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Main Level, Multiple Locations
HOA Fee:	$313.00
City Quadrant:	Northwest
Community:	Tuscany

Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Gazebo, Hepafilter, Curtains & Storm Doo
Restrictions:	None Known
Main Floor	Dining Room · 11'4" × 6'6" ·
Main Floor	Foyer · 6'11" × 6'11" ·
Main Floor	Kitchen · 11'4" × 10'7" ·
Main Floor	Living Room · 17' × 13'9" ·
2nd Floor	Bedroom · 12'5" × 9'6" ·
2nd Floor	Bedroom · 11' × 9' ·
2nd Floor	Family Room · 17'11" × 13'8" ·
2nd Floor	Bedroom - Primary · 13'4" × 12'1" ·
Basement	Bedroom · 12'7" × 10'4" ·
Basement	Game Room · 14' × 13'5" ·
Basement	Furnace/Utility Room · 13'5" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Landscaped, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	R-CG
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/60-tuscany-ridge-crescent-nw-calgary-a2350804/

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