

172 Tuscany Ridge Circle NW
Calgary, Alberta

MLS # A2301650



\$859,900

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Level, No Back Lane, Rectangu		

Heating:	Forced Air, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dishwasher(lower level), fridge(lower level), stove(lower level), washer and dryer (lower level), lower level bedroom wall unit

There is pride of ownership, and this homeowner takes it to the next level. Here is a rare opportunity to own a 2016 bungalow built by Avi Homes in Tuscany. Beautifully maintained and masterfully designed, this distinctive home offers exceptional flexibility for families, multi-generational living, or buyers seeking valuable income potential. The impressive main level showcases a bright open-concept design highlighted by soaring vaulted ceilings reaching over 13 feet, creating a remarkable sense of space and elegance. A large front entry with a walk-in closet offers a warm and welcoming first impression, while the generously appointed kitchen, dining, and living areas flow seamlessly for both everyday comfort and effortless entertaining. Two bedrooms are located on the main floor. The primary retreat is truly a standout space, featuring a large walk-in closet and an openness that enhances its comfort and scale. The spa-inspired ensuite is beautifully finished and includes a skylight that pours in natural light, highlighting the quality materials and refined details throughout. Together, the ceiling height, natural light, and elevated finishings create a luxurious and relaxing private escape. The fully finished basement is equally impressive, featuring a 2-bedroom illegal suite with 9-foot ceilings and exceptional versatility. Use the space for extended family, visiting guests, a private area for adult children, or as an excellent option for additional income potential. This lower level creates endless opportunities to tailor the home to your lifestyle needs. Step outside to enjoy the sunny west-facing backyard, perfect for afternoon sun and evening relaxation, complete with a composite outdoor deck for long-lasting durability and low-maintenance enjoyment. Situated on a quiet street in the desirable community of Tuscany, this home is close to amenities, schools, parks, and shopping, with

quick access to 12 Mile Coulee Road for convenient travel in and out of the neighbourhood. Additional highlights include a dual-zone furnace and an oversized upgraded hot water tank. A rare and must-have bungalow that combines style, function, location, and outstanding flexibility. This meticulously maintained home truly stands out.