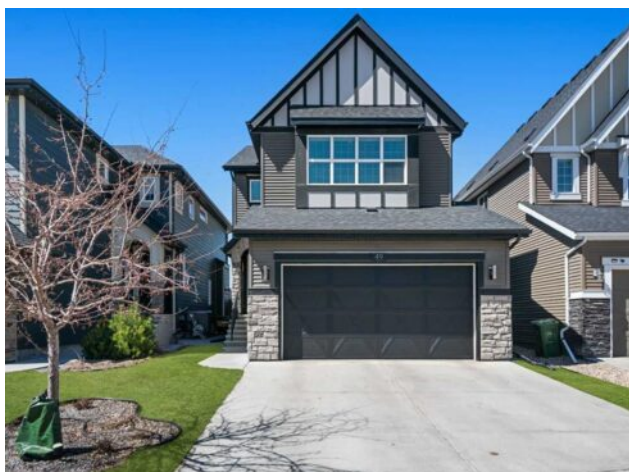


49 Tuscany Ridge Circle NW Calgary, Alberta

MLS # A2309990



\$875,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,164 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: 2 bolted shelves in garage , 2 tire racks , bike rack, shelf in office, bistro set on patio w/ umbrella

There's a quiet confidence to this home, the kind you feel the moment you walk in. Set in one of Tuscany's most sought-after pockets, backing onto a GREENBELT with dual WALKING PATHS and uninterrupted WEST-FACING exposure, this is a property designed to capture light, space, and the rhythm of everyday living at its best. Offering over 3,000 square feet of FULLY DEVELOPED LIVING SPACE, with 4 bedrooms and 3.5 bathrooms, the home strikes a rare balance between presence and practicality, every inch thoughtfully designed, without compromise. The main floor unfolds with intention. A dedicated front office offers flexibility for work or study, while the heart of the home opens into a sprawling family room anchored by a striking marble fireplace, both refined and inviting. The kitchen has been elevated well beyond standard, featuring granite countertops throughout, full-height upgraded cabinetry, and a large walk-through pantry that offers exceptional storage and function. Premium stainless steel appliances and generous workspace seamlessly connect to the dining and living areas, all framed by natural light pouring in from the WEST-FACING backyard. Evenings here are different, longer sunsets, MOUNTAIN VIEWS, and a sense of privacy that's increasingly hard to find. Upstairs, the vaulted bonus room creates a dramatic yet comfortable retreat, separate from the 3 well-proportioned bedrooms. The primary suite is a true retreat, spacious, private, and thoughtfully designed to unwind at the end of the day. The spa-inspired ensuite elevates the experience with a deep soaker tub, separate shower, and a layout that balances comfort with function, creating a space that feels both refined and restorative. A generous walk-in closet completes the suite, offering the storage and organization today's buyers expect

without compromise. The additional bedrooms offer the size and flexibility families actually need, not the scaled-down versions you typically see. The PROFESSIONALLY DEVELOPED basement extends the home in a way that feels intentional, not secondary. A spacious recreation area, dedicated gym space, an additional bedroom, and a beautifully finished wet bar create a lower level equally suited for entertaining or everyday living. The basement bathroom has been finished to a high standard, featuring heated tile flooring, an elevated touch that adds everyday comfort and speaks to the level of care put into the space. Comfort has also been thoughtfully addressed with central air conditioning, ensuring the home remains cool and enjoyable through Calgary's warmer months. Location here isn't just convenient, it's connected. You're minutes from top-rated schools, Tuscany Club, the LRT, and everyday amenities, with quick access to Stoney Trail and a direct route downtown. At the same time, you're steps from pathways, green space, and everything that defines northwest Calgary living. This is one of those rare homes that delivers on space, setting, and lifestyle—without compromise.