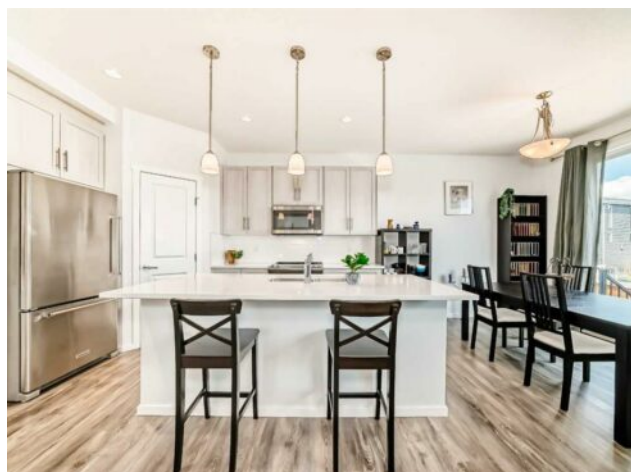


173 Tuscany Ridge Circle NW
Calgary, Alberta

MLS # A2211654



\$880,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry, Stone Counters		

Inclusions: NA

A Warm Welcome to Your Tuscan Retreat! Tucked away on a quiet street in the heart of Tesoro of Tuscany, this beautiful Home by Avi residence offers the perfect blend of comfort, style, and space for your family to grow. Step inside and feel instantly at home in the light-filled, open-concept main floor. A flexible front room gives you endless possibilities—whether you're working from home, creating a play space, or setting up a cozy reading nook. The kitchen is a true heart-of-the-home space, designed for both cooking and gathering. It features gleaming quartz countertops, classic subway tile backsplash, stainless steel appliances, and plenty of storage, including a generous walk-through pantry that keeps everything organized and within reach. Upstairs, your private primary suite is a peaceful escape, complete with a spa-like ensuite with dual sinks, a deep soaker tub, and a sleek glass shower. A large west-facing bonus room brings in beautiful natural light, and the upper-floor laundry room adds everyday ease and convenience. The fully finished basement extends your living space with a welcoming media room, an extra bedroom and full bathroom—perfect for guests or teens, as well as ample storage for all of life's extras. Home has AC for the hot summer months. Enjoy outdoor living on a generous lot with a bonus side yard and enhanced privacy from neighbouring homes. Surrounded by parks, scenic walking paths, top-rated schools, and everyday conveniences, this home blends peaceful living with modern comfort.