

# \$848,900 - 185 Tuscany Reserve Rise Nw, Calgary

MLS® #A2221911

**\$848,900**

4 Bedroom, 4.00 Bathroom, 1,846 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Stunning Mountain-View Walkout in the Heart of Tuscany

Perched on a quiet street with unobstructed panoramic views of the Rocky Mountains, this stylish and modern Beattie-built two-storey walkout is nestled in one of Tuscany's most desirable family-friendly neighborhoods. With no rear neighbours, this home offers privacy, space, and breathtaking natural scenery—just minutes from top-rated schools, shopping, greenspaces, and the Tuscany Club.

Inside, you'll find over 2,500 sq.ft. of beautifully updated living space, featuring rich hardwood floors, a renovated maple kitchen with quartz counters, upgraded backsplash, and a large island complete with a built-in wine rack and farmhouse sink. The sun-filled great room steals the show with its vaulted, beamed ceilings and stone fireplace, creating a warm, open-concept space ideal for both entertaining and everyday living.

The upper level boasts three generously sized bedrooms, including a west-facing primary retreat with stunning mountain views, a walk-in closet, and a spa-inspired ensuite featuring a corner jetted tub and separate shower.

The fully finished walkout basement adds valuable living space with a fourth bedroom, a luxurious bathroom with double vanities and an oversized shower, and a spacious rec/games room complete with a cozy gas fireplace.

Additional highlights include:



Oversized insulated/drywalled garage

Dedicated main floor home office with French doors

Main floor laundry

Natural gas BBQ hookup on the balcony

Fenced west-facing backyard with covered patio

Ideally located near the LRT, major roadways, and all of Tuscany's amenities including 2 public elementary schools, a Catholic school, and a public middle school—this is a home where community, comfort, and convenience come together.

Welcome to Tuscany where you don't just live, you belong.

Built in 2006

### **Essential Information**

MLS® #	A2221911
Price	\$848,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,846
Acres	0.10
Year Built	2006

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	185 Tuscany Reserve Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0A4

### Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Recreation Room, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	252
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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