

\$845,000 - 194 Tuscany Ravine Close Nw, Calgary

MLS® #A2086036

\$845,000

5 Bedroom, 4.00 Bathroom, 2,359 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Nestled in the heart of the family-friendly community of Tuscany, and backing to a large natural green space, this spacious family home with 4 bedrooms and a Bonus Room up and thoughtful layout, is perfect for creating lasting memories as your family grows. Step inside and discover an open floor plan that effortlessly connects each living space. The chef-friendly kitchen, featuring extended-height cabinets, stainless steel appliances, and new granite countertops is the heart of the home, ideal for culinary creations and family gatherings. The adjacent country-sized dining area and the inviting Great Room with a cozy 3 way fireplace creates an atmosphere of warmth and comfort. Large windows provide lots of natural light and great views of the backyard and the expansive natural green space beyond. A front den, convenient laundry room, and a 2-piece powder room complete this level. Upstairs, all bedrooms are generously sized, ensuring everyone has their own space. The primary bedroom offers a quiet retreat, boasting a spa-like 5-piece ensuite and a walk-in closet. This level also features a bright bonus room, perfect for family movie nights, playtime, or relaxation and a full 4-piece bath. The lower development offers even more space for family enjoyment with a large rec room/games room, 5th bedroom, and a 3-piece bath. Parking is not a concern, with the insulated and drywalled double attached garage and an extra-wide driveway that accommodates 3



vehicles, ensuring ample space for family or guests. Other features include heated eaves troughs and 1 yr old hot water tank. This location offers easy access to local schools, shopping, and a network of scenic pathways perfect for biking, running, or leisurely strolls. Major traffic routes and city transit including the LRT are readily available. A full array of shopping and entertainment facilities at Crowfoot Centre, are just a short commute away. Your family will love the convenience and the sense of community that Tuscany has to offer. This spacious family home is a fine example of modern family living. Don't miss your chance to make it yours.

Built in 2004

Essential Information

MLS® #	A2086036
Price	\$845,000
Sold Price	\$845,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,359
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	194 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2Y6

Amenities

Amenities Clubhouse

Parking Spaces 5

Parking Double Garage Attached, Insulated

Interior

Interior Features Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Three-Sided

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Backs on to Park/Green Space, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2023

Date Sold October 26th, 2023

Days on Market 16

Zoning R-C1N

HOA Fees 288.28

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX REAL ESTATE (MOUNTAIN VIEW)

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