

\$659,900 - 234 Tuscany Ravine Road Nw, Calgary

MLS® #A2093814

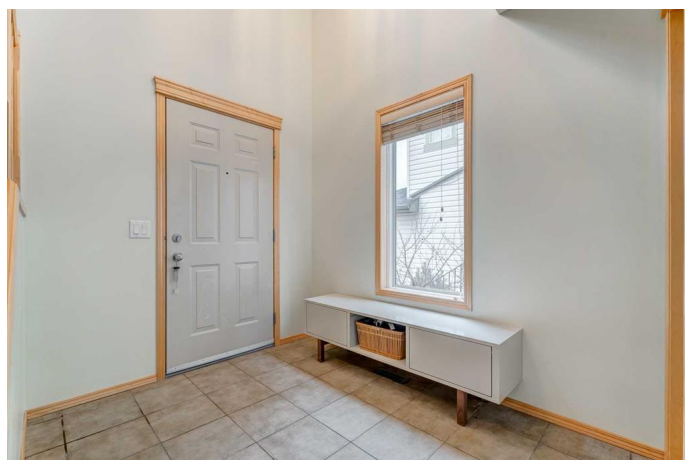
\$659,900

3 Bedroom, 4.00 Bathroom, 1,913 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Discover 234 Tuscany Ravine Road NW where family-friendly living meets convenience. Here's 5 we love about this home and we're sure you will too: 1. A CONVENIENT AND FAMILY ORIENTED NEIGHBOURHOOD: Tuscany is a very popular community located in Calgary's Northwest. Residents enjoy a multitude of amenities including the Tuscany Club with playground, gym, splash park and skating rink, close-by shopping, neighbourhood pub, walking/biking paths, natural ravine, off-leash dog park and three schools in the community. Commuting DT or to the mountains is a breeze with easy access to Crowchild and Stoney Trails along with the Tuscany LRT station. 2. A SPACIOUS AND MODERN FLOORPLAN: With 1913 Sqft of refined and inviting living space, 3 bedrooms, 3.5 bathrooms, oversize bonus room and developed basement, this is a full-size home! The open concept great room is exactly what you've been hoping for. The living room easily accommodates your furnishings and is accented with a cozy corner fireplace. The kitchen is truly the heart of this home with a large island, breakfast bar, upgraded appliance package and corner pantry along with adjacent generous sized dining nook. Upstairs, an XL bonus room offers gorgeous Westerly exposed windows while offering good separation from the bedrooms. Down the hall, the primary bedroom easily accommodates your furnishings with recently updated 4-piece



ensuite, including custom glass + tile shower and walking closet. Two other well-proportioned bedrooms share the 4-piece main bathroom. The basement is fully developed with a wide-open rec room, 3-piece bathroom and ample storage. 3. THE BONES: All the important stuff has been taken care of here including the roof (2020), some fascia & siding (2020), furnace (2019), AC, water softener and an upgraded hot water on demand system. 4. ALL THE EXTRAS From Central AC to a stunningly renovated ensuite, high-end chef-ready appliances to a massive, private back deck this home is ready for its next owner and should definitely be on your shopping list! 5. LOCATION IN THE COMMUNITY: Situated in prime Tuscany proper you are walking distance to both elementary and middle school along with the Tuscany shopping Centre, parks, playgrounds, pathways and the ravine.

Built in 2003

Essential Information

MLS® #	A2093814
Price	\$659,900
Sold Price	\$665,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	234 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X2

Amenities

Amenities	Clubhouse, Other, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden, Landscaped, Level, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Date Sold	November 21st, 2023
Days on Market	5
Zoning	R-C1N

HOA Fees 274.56

HOA Fees Freq. ANN

Listing Details

Listing Office CENTURY 21 BAMBER REALTY LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.