

\$875,000 - 338 Tuscany Ravine Road Nw, Calgary

MLS® #A2112977

\$875,000

4 Bedroom, 4.00 Bathroom, 1,925 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome to your dream home in the heart of Tuscany! This stunning walk-out home offers the perfect blend of luxury, functionality, and breathtaking ravine/ city views.

As you step inside, you'll be greeted by the inviting ambiance of this meticulously designed home. The built-in sound system sets the mood for any occasion, whether it's a cozy night by the gas fireplace or entertaining guests in the living room with its impressive soaring ceilings.

The main floor features an elegant front office/flex room, perfect for remote work or a quiet retreat. The custom-built dining room table with storage is ideal for hosting memorable dinners with loved ones.

Prepare to be impressed by the gourmet kitchen, equipped with an LG gas range, high-powered hood fan, newer Samsung refrigerator, and a large walk-in pantry for all your culinary needs.

Upstairs, the master suite awaits, complete with an ensuite bathroom and a spacious walk-in closet.

Step outside on the large deck overlooking the ravine and enjoy the sights and sounds of nature and wildlife. With direct access to the pathway from the backyard, you can easily explore the beautiful surroundings or take a



leisurely stroll.

Additional features include epoxy flooring in the oversized double attached garage, additional storage, and a workbench for DIY projects.

Conveniently located near Stoney Trail, shopping centres, schools, and the renowned Lynx Ridge Golf Club, this home offers the perfect balance of tranquility and accessibility. Plus, residents have exclusive access to the Tuscany Club Community Centre, featuring basketball courts, tennis courts, a water park, and more.

Don't miss your chance to own this exceptional property in one of Calgary's most sought-after neighbourhoods. Schedule your private tour today and experience luxury living at its finest!

Built in 2005

Essential Information

MLS® #	A2112977
Price	\$875,000
Sold Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	338 Tuscany Ravine Road Nw
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Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Oversized, See Remarks, Workshop in Garage

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 19th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	241.00

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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