

\$679,900 - 31 Tuscany Ravine Court, Calgary

MLS® #A2113543

\$679,900

4 Bedroom, 4.00 Bathroom, 1,670 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

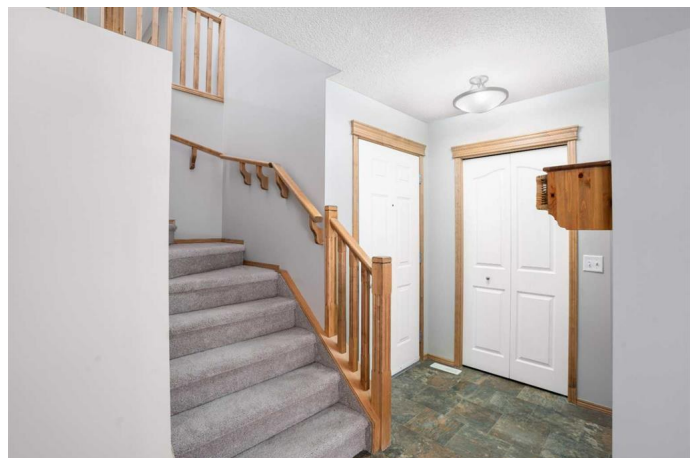
Welcome to your dream home in the picturesque community of Tuscany! This stunning 2-storey residence boasts an inviting atmosphere with its open and bright main floor, ideal for both entertaining and unwinding after a long day.

As you enter, you'll be greeted by a seamless flow throughout the open concept living, dining, and kitchen area, adorned with tasteful finishes and warm colors. The spacious kitchen features maple cabinets, a corner pantry, and nice sized island with a breakfast bar, making it a hub for culinary delights and social gatherings alike.

Cozy up by the vaulted corner fireplace in the living room, or step outside to the backyard deck, offering easy access for outdoor enjoyment. The main floor also conveniently hosts a 2-piece powder room and a laundry area with a front-loading washer and dryer.

Ascend the split staircase to discover a sunny bonus room and three generous bedrooms on the upper level. The primary bedroom retreat beckons with a walk-in closet and a tiled ensuite boasting an oversized 2-person shower, providing a luxurious sanctuary for relaxation.

Completing the upper level is another full bath, ensuring comfort and convenience for all. The fully developed basement adds even more



living space, featuring a family room, a 4th bedroom, and a 3-piece bath with a shower.

Outside, the beautifully landscaped and fenced backyard offers a large deck with room for your BBQ, perfect for enjoying outdoor gatherings and soaking up the sunshine. Plus, there's an HUGE 23x24 Double Attached Garage (insulated and plywood), providing ample space for vehicles and storage.

Situated close to the ravine, as well as great schools, shopping centers, easy access to transit, and Canada Olympic Park, this home offers the perfect blend of tranquility and convenience. Don't miss out on the opportunity to make this exceptional property your own. Book your viewing today and step into the lifestyle you've been dreaming of!

Built in 2003

Essential Information

MLS® #	A2113543
Price	\$679,900
Sold Price	\$684,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,670
Acres	0.10
Year Built	2003
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Tuscany Ravine Court
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2X3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 15th, 2024

Days on Market	6
Zoning	RC-1N
HOA Fees	264.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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