

\$679,000 - 230 Tuscany Ravine Close Nw, Calgary

MLS® #A2119645

\$679,000

4 Bedroom, 3.00 Bathroom, 1,636 sqft

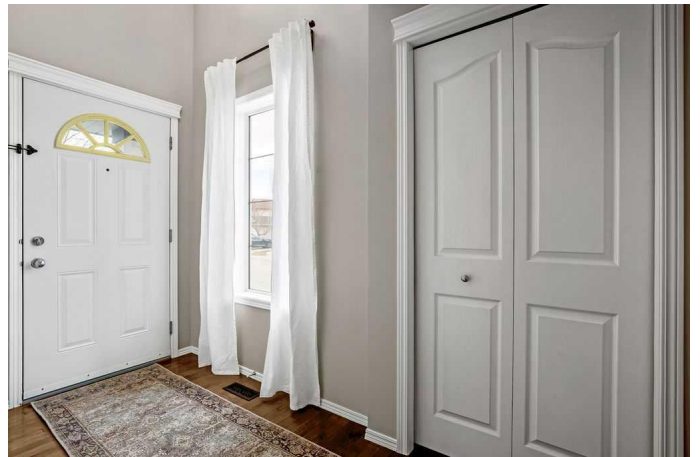
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this wonderful family home nestled on a corner lot within a quiet cul-de-sac in the desirable community of Tuscany, perfectly situated within the CBE "walk zone" for Tuscany School.

This delightful home boasts over 1630 square feet (plus partially finished basement), offering ample space for comfortable family living. As you enter, you're greeted by a bright entranceway flooded with natural light that extends into the open floorplan lined in hardwood flooring. The living room includes a corner fireplace, large picture windows, that seamlessly connects to the kitchen/dining area.

The HEART OF THE HOME, THE KITCHEN! Beautifully updated with wall to wall, custom ceiling height cabinets, gorgeous quartz countertops, stainless steel appliances, a walk in pantry, tiled backsplash, custom built-in wine rack, glass display cabinet with lighting, plenty of pot drawers and so much more! The center island includes a built-in microwave and more cabinets for additional storage - just the perfect spot for entertaining or casual dining. The kitchen seamlessly flows into a large dining area, ideal for family meals and gatherings. Large patio doors lead out to the tiered deck and spacious fenced yard, complete with a kids play structure and built-in gardening beds. The main level also includes a convenient and stylishly updated 2-piece bathroom and a generous laundry/mudroom



for added functionality leading out to the attached double garage. UPSTAIRS, YOU'LL FIND A BRIGHT SPACIOUS BONUS ROOM, offering versatile space for relaxation or entertainment. The master suite is a tranquil retreat, featuring a walk-in closet and a 4-piece ensuite with a BRAND NEW
"BATH-FITTER" TUB surround. Two spacious bedrooms both with charming décor offer the perfect space for your kids or guests to stay. Another full 4 pc bath, also with "Bath fitter" tub surround, is across from the bedrooms for your family or guests'™ convenience.

THE BASEMENT IS ALREADY PARTIALLY DEVELOPED with framing, drywall and electrical in place (with electrical permit), featuring a potential bedroom with an office or flex space, a family room, rough-in for a future bathroom, and a large storage/utility room. ADDITIONAL UPDATES INCLUDE A NEW ROOF in 2023 with balance of the 30 yr WARRANTY, the IKEA Sektion KITCHEN CABINETS have balance of 25 yr WARRANTY " Bathfitter offers LIFETIME WARRANTY on tub surrounds - transferable to new homeowners!! Please inquire with your Realtor for details.

This home's location within the CBE "WALK ZONE" designated for Tuscany School. which provides hassle free access to Tuscany School. "Students living inside walk zones have priority for registration over those who do not." .

Close to public transportation, shopping and Stoney Trail, this home offers great convenience and accessibility. The HOA fees include access to the community center that has a private splash park and programs; great for families.

Built in 2005

Essential Information

MLS® #	A2119645
Price	\$679,000
Sold Price	\$709,230
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	230 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X4

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Quartz Counters, See Remarks
Appliances	Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes

Basement Partial, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Corner Lot, Front Yard, Landscaped, See Remarks
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2024
Date Sold April 10th, 2024
Days on Market 6
Zoning R-C1N
HOA Fees 298.07
HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

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