

# \$759,900 - 4 Tuscany Ravine View Nw, Calgary

MLS® #A2122094

**\$759,900**

4 Bedroom, 4.00 Bathroom, 1,686 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully renovated Tuscan home, within walking distance to schools from K to grade 9. This home has been taken care of with an attention to detail rarely seen. The open-concept main floor features luxury vinyl plank flooring, a large quartz island, newer stainless steel appliances, a cozy fireplace, and a renovated half bath with painted shiplap. The second floor offers four bedrooms, a renovated family bathroom, and a luxurious primary suite with a downtown view and an ensuite with a heated tile floor, a stand-alone soaker tub, a beautifully tiled shower with an extended glass enclosure and a walk-in closet designed by California Closets. The fourth bedroom at the front of the home was a bonus room. There's the flexibility to open it up to suit your family's needs. The finished basement includes a large rec room, bright above-grade windows, and a 3pc bathroom. Step outside to the south-facing backyard oasis. Relax in the built-in hot tub, grill up a feast in the custom BBQ area, and tuck cushions away in the built-in storage benches. The low-maintenance Timber Tech and cedar deck leads down to a stone patio, the perfect place to enjoy a fire. The upgraded garage is insulated, drywalled and painted with extensive built-in storage. Be sure to ask your REALTOR® for a full list of improvements which include: a water softener (2019), roof (2020), and attic insulation updated to R60 (2024). The new furnace, AC, and hot water on demand (2022) have a PRE-PAID



12-YEAR service plan. Contact your favorite REALTOR® today to book a tour.

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2122094    |
| Price          | \$759,900   |
| Sold Price     | \$780,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,686       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4 Tuscany Ravine View Nw |
| Subdivision | Tuscany                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 2T1                  |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Clubhouse, Playground, Recreation Facilities                              |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings |
| Heating         | Central, Natural Gas                                                                                                                                                |
| Cooling         | Central Air                                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                                 |
| # of Fireplaces | 1                                                                                                                                                                   |
| Fireplaces      | Blower Fan, Gas, Living Room, Mantle, Tile                                                                                                                          |
| Has Basement    | Yes                                                                                                                                                                 |
| Basement        | Finished, Full                                                                                                                                                      |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Outdoor Grill                     |
| Lot Description   | Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | April 22nd, 2024 |
| Days on Market | 4                |
| Zoning         | R-C1N            |
| HOA Fees       | 298.07           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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