

\$780,000 - 202 Tuscany Ravine Close Nw, Calgary

MLS® #A2123480

\$780,000

4 Bedroom, 4.00 Bathroom, 2,052 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to a great family home located on one of the best streets of Tuscany! This awesome 2 storey 4 bedroom/3.5 bathroom house BACKS ONTO A VAST GREEN SPACE. The main floor offers an office room, a large living room with a 3 way fireplace, a kitchen with plenty of cupboards, an island and newer stainless steel appliances and a dining area, as well as 2PC bathroom and a laundry. Maple hardwood flooring throughout the main floor! The upper level comes with a large bonus room with vaulted ceilings, 2 good size bedrooms, a 4PC bathroom and a spacious east facing master bedroom with a 4PC ensuite and a walk-in closet. THE BASEMENT IS FULLY FINISHED and offers the 4th bedroom, a 3 PC bathroom, a SAUNA(yes, you will have your own sauna!) and a humongous entertainment/family room. Both the upper level and the basement have carpet throughout(installed in 2021). The backyard is a true retreat! You will enjoy the large deck, the hot tub and lots of trees here. It is very private and tranquil. Need more space? Just keep going through the gate and have enormous fun with kids on the green space right behind you! NO NEIGHBOURS AT THE BACK! Proximity to COP, great schools and a ton of walking pathways in the area and by the river! Note: roof shingles were redone in 2022(great bonus!). Are you excited yet? Book your viewing NOW to come see this beautiful property!



Built in 2005

Essential Information

MLS® #	A2123480
Price	\$780,000
Sold Price	\$763,700
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,052
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	202 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X4

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 20th, 2024
Date Sold	May 13th, 2024
Days on Market	23
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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