

\$789,900 - 20 Tuscany Ravine Court Nw, Calgary

MLS® #A2125055

\$789,900

4 Bedroom, 4.00 Bathroom, 1,771 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

ULTIMATE TUSCANY LOCATION WITH LARGE LOT BACKING ONTO A HUGE GREEN SPACE RESERVE WITH RAVINE & C.O.P. VIEWS! This fully finished, 2 story home, is boasting over 2400 square feet of developed living space, with a total of 4 bedrooms and 3.5 bathroom (2 of which are ensuites)! This excellent wide open floor plan has a huge and vaulted west facing bonus room, three bedrooms up with a beautiful ensuite off the primary bedroom and a 4 piece bathroom for the use of the other bedrooms. The main floor is bright and open with new quartz countertops and Luxury Vinyl Plank floorings, a cozy gas fireplace, and a designated eating area looking out onto the greenbelt. Downstairs you'll find another large entertaining area, a storage room, a huge utility room where the TWO new water tanks (2020) are located, plus a great additional bedroom that has its own 4-piece ensuite. This home has been well loved and cared for with a new roof in 2020 and new air-conditioning in 2022. The backyard has a deck with a gas-line, a gorgeous fire-pit overlooking the large greenbelt, and is enclosed by a maintenance free white vinyl fence, perfect for summer evenings! Tuscany boasts one of the largest pathway systems in Calgary with almost 9km of connected trails. With facilities like Tuscany Elementary, 12 Mile Coulee Middle School, St. Basil (K-9), public transportation, Tuscany Club, shops, and Sobeys just a leisurely stroll



away, there is everything for everyone in this wonderful community. Book your showing today!

Built in 2004

Essential Information

MLS® #	A2125055
Price	\$789,900
Sold Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,771
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	20 Tuscany Ravine Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X3

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric

	Range, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 7th, 2024
Days on Market	12
Zoning	R-C1N
HOA Fees	299.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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