

\$775,000 - 116 Tuscany Ravine Crescent Nw, Calgary

MLS® #A2134783

\$775,000

4 Bedroom, 4.00 Bathroom, 1,912 sqft

Residential on 0.09 Acres

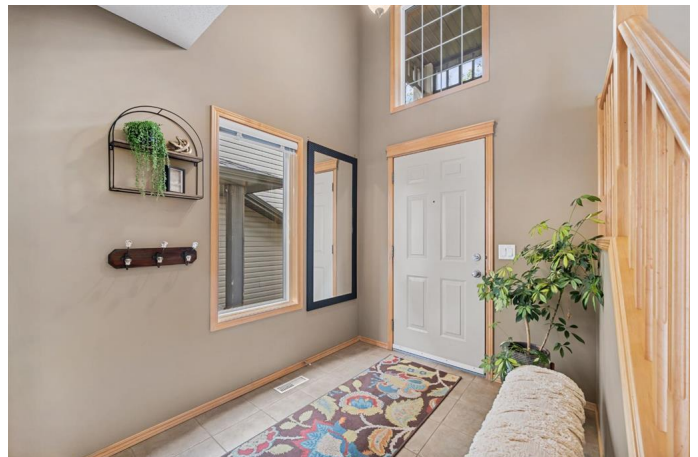
Tuscany, Calgary, Alberta

Join our OPEN HOUSE this Saturday May 25 @1-4:30PM. Welcome to your dream home in the heart of Tuscany NW, Calgary! This stunning two-story residence boasts a spacious, open floor plan. As you enter, high ceilings create a grand first impression. The inviting kitchen, featuring a large island, walk-in pantry, and expansive living room with big windows, is perfect for both family living and entertaining. The south-facing backyard floods the space with natural light and offers serene outdoor enjoyment.

Upstairs, the new oak hardwood flooring throughout the stairs and entire upper level adds a touch of elegance. You'll find three generously sized bedrooms, including a luxurious primary suite with a 4-piece bathroom and a walk-in closet. Additionally, a bright and airy bonus room with numerous windows offers the perfect space for family gatherings and shared moments.

The fully finished basement includes an additional bedroom, bathroom, and a large living area, ideal for a play area, gym equipment, or family gatherings. The backyard is perfect for outdoor entertaining with its large deck, complete with railings, a brick-paved pit area, a spacious shed, a well-maintained lawn, and various fruit trees.

Tuscany is a vibrant community with numerous schools, convenient bus and LRT access, and



nearby shopping. Enjoy easy access to Crowfoot and Stony Trail and a short one-hour drive to the breathtaking Banff National Park. Donâ€™t miss out on this exceptional opportunity to make this house your home!

Built in 2003

Essential Information

MLS® #	A2134783
Price	\$775,000
Sold Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,912
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	116 Tuscany Ravine Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry,
-------------------	--

	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 4th, 2024
Days on Market	12
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	Hope Street Real Estate Corp.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.