

\$679,900 - 46 Tuscany Ravine Close Nw, Calgary

MLS® #A2141139

\$679,900

4 Bedroom, 4.00 Bathroom, 1,565 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

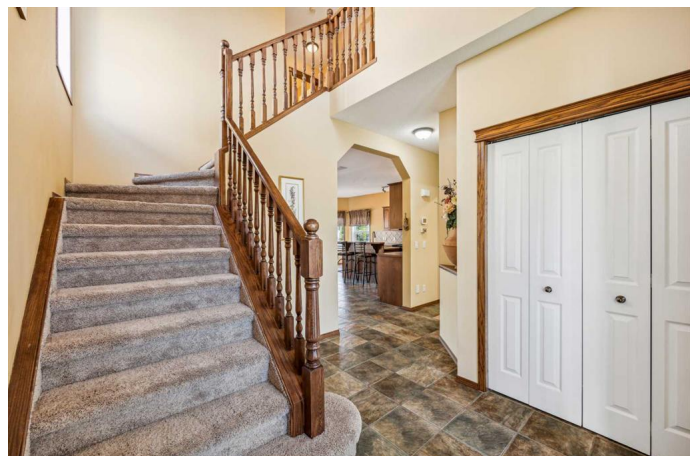
Welcome to this delightful 2-storey family home located in the highly sought-after community of Tuscany, Calgary. Perfectly situated in a serene neighborhood, this property offers comfort, convenience, and modern living at its finest.

The upper floor features three generously sized bedrooms, providing ample space for relaxation and storage. There are also two full bathrooms on this level, including a pristine ensuite bathroom in the master bedroom, offering privacy and luxury.

The main level boasts an inviting open concept layout, ideal for entertaining guests and family gatherings. The modern kitchen is equipped with contemporary appliances, ample cabinetry, and a convenient breakfast bar. The bright and airy living and dining areas flow seamlessly from the kitchen, perfect for everyday living. Additionally, there is a 2-piece bathroom conveniently located for guests and day-to-day use.

The fully developed basement offers additional living space that can be used as a family room, home office, or recreational area. This level also includes a 2-piece bathroom, adding extra convenience and functionality.

Outside, you'll find a beautifully landscaped yard, ideal for outdoor activities and enjoying the fresh air. The property also features a



double garage, providing ample parking and additional storage space.

Located close to schools, parks, shopping centers, and public transportation, this home is perfect for families looking for a comfortable and spacious living environment in one of Calgary's most desirable communities. Don't miss out on the opportunity to make this wonderful house your new home!

Contact Us Today to schedule a private viewing and experience all that this Tuscany gem has to offer.

Built in 2003

Essential Information

MLS® #	A2141139
Price	\$679,900
Sold Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,565
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), High Ceilings, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 20th, 2024
Days on Market	7
Zoning	R-C1N
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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