

\$740,000 - 100 Tuscany Ravine Road Nw, Calgary

MLS® #A2143537

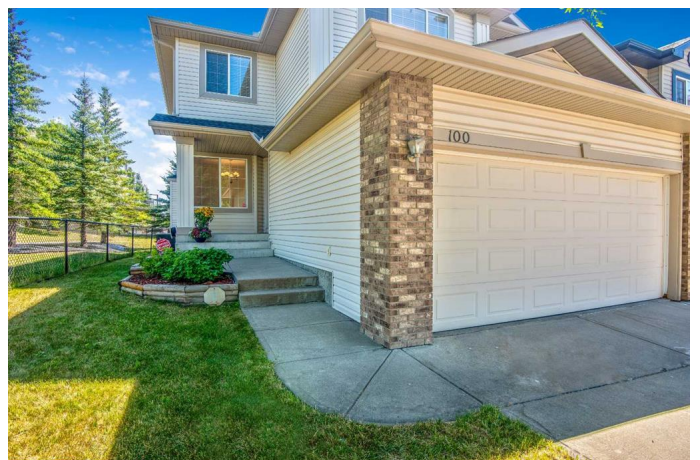
\$740,000

3 Bedroom, 3.00 Bathroom, 1,894 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to the family-friendly community of Tuscany! Corner lot backing onto bike path and siding onto green space. This stunning 2-storey home with more than 1890 sq. ft. of finished living space boasts 3+1 bedrooms , making it ideal for a growing family and comes with Air conditioning. The living room features an 18 foot ceiling and is open to the loft above. open concept kitchen, living and dining area, perfect for both daily living and entertaining guests. The kitchen has been upgraded with a quartz countertop, lots of counter space, a corner pantry and a beautiful island. The sun-filled dining area is surrounded by windows; great for your family dinners and get-togethers. It opens up to a lovely west facing yard and deck. The good-sized living room area is cozy and comfortable with a nice fireplace as your focal point, great for those colder (winter) days. A two piece powder room and your laundry room finish up this level. Upstairs you will love the abundance of natural light in the bright and sunny east facing loft area, offering flexibility for various uses such as a play area, home office, theatre room or relaxation space. The large primary bedroom has a walk in closet and a spacious 4 piece en-suite bathroom. There are two more good sized bedrooms and a full 4 piece bathroom. The basement is finished with one bedroom , and a rec area. Don't miss out on this fantastic opportunity to own a home in the desirable neighborhoods of Tuscany! WITH FRESHLY PAINTED THE ENTIRE HOUSE



AND BRAND NEW CARPET. Shingles were replaced two years ago. Close to major access roads, playgrounds, shopping and schools. Call your favorite realtor today to book your showing!

Built in 2002

Essential Information

MLS® #	A2143537
Price	\$740,000
Sold Price	\$728,550
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	100 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2T3

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Humidity Control, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	August 27th, 2024
Days on Market	47
Zoning	R-C1N
HOA Fees	298.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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