

\$749,900 - 185 Tuscany Ravine Close Nw, Calgary

MLS® #A2148280

\$749,900

3 Bedroom, 4.00 Bathroom, 1,626 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully maintained family home, perfectly situated on a corner lot, a true gem offering a blend of modern convenience and timeless charm. This home is thoughtfully designed with a host of desirable features, making it an ideal space for comfortable living and entertaining. Stepping inside, you are met with the lovely kitchen, featuring an island with breakfast bar seating, granite countertops, stainless steel appliances including a gas stove with double oven, and a corner pantry. The adjoining eating nook provides access to the back deck with steps leading down to the backyard. The SW-facing backyard is a private oasis, fully fenced and adorned with mature trees that provide shade and tranquility. The ample patio space featuring a tiered deck with covered pergola is perfect for outdoor gatherings, while the lush lawn offers plenty of room for play and relaxation. The living room, open to the kitchen and eating nook, boasts a corner fireplace with a wooden mantle and tile surround, creating a cozy atmosphere. Main floor laundry and a 2pc powder complete this floor. Upstairs, the primary suite includes a 4-piece ensuite with a standalone shower and soaking tub and a walk-in closet. An upper-level bonus room with vaulted ceilings, large windows and a ceiling fan is the perfect family room space. Two additional bedrooms and a 4pc bathroom complete this level. Descending to the fully finished basement, boasting cork flooring throughout, you are met with an open-concept space offering the



opportunity to customize it to fit your individual needs! Additionally the home is equipped with air conditioning, ensuring comfort during the warm summer months. Steps from walking paths along the ridge leading into the ravine! Pride of ownership is seen through this meticulously maintained home!

Built in 2004

Essential Information

MLS® #	A2148280
Price	\$749,900
Sold Price	\$749,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,626
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	185 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y6

Amenities

Amenities	Clubhouse, Community Gardens, Outdoor Pool, Park, Parking, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Stove, Microwave, 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	Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Few Trees, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 22nd, 2024
Days on Market	11
Zoning	R-C1N
HOA Fees	283.88
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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