

\$779,900 - 88 Tuscany Ravine Terrace Nw, Calgary

MLS® #A2155166

\$779,900

3 Bedroom, 4.00 Bathroom, 1,789 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome home to this lovingly maintained home which is backing onto the ravine, one of the quietest Cul-De-Sac in the prestigious Tuscany neighborhood. This is truly a MUST see! The main floor offers a well-designed OPEN CONCEPT PLAN with gleaming hardwood floors; large kitchen with an island, newer Quartz Counter top & newer appliances, family room with vaulted ceiling and fireplace, dining area that is great for family dinners or entertaining a large group; and a office/flex room right off the front entrance. Upstairs, the MASTER SUITE offers a 5 piece en-suite with walk-in closet and 2 more bright, good sized bedrooms. The backyard is FULLY LANDSCAPED, complete with a large deck, interlocking bricks, underground sprinklers and opens onto the BIKE PATH and the Nature Reserve. The OVERSIZE GARAGE is fully insulated and dry-walled, with an over height door as well as a man door leading to the side yard. The BASEMENT IS FINISHED with a large recreation room, laundry room, a washroom and plenty of storage. Newer hot water tank, newer asphalt shingles on the roof, newer furnace(2021-2022)! A perfect home for a growing family.

Built in 2003

Essential Information

MLS® # A2155166

Price \$779,900



Sold Price	\$776,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,789
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	88 Tuscany Ravine Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2S7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Insert, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Garden, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Level, Many Trees, Street Lighting, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 17th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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