

\$1,095,000 - 136 Tuscany Ravine Heights Nw, Calgary

MLS® #A2156259

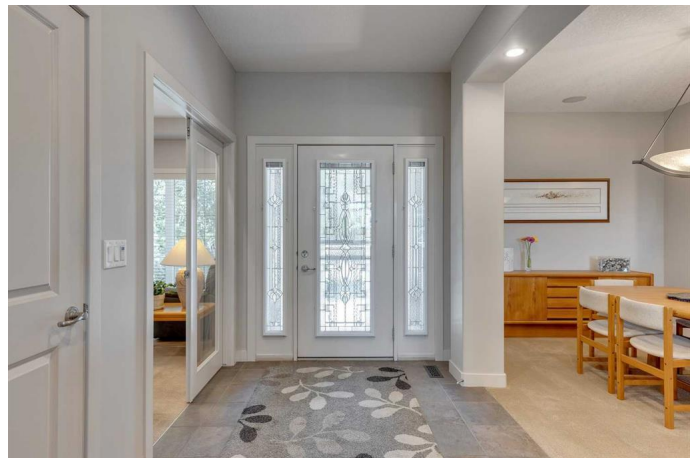
\$1,095,000

3 Bedroom, 4.00 Bathroom, 1,763 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

This immaculately kept, expansive bungalow villa with an open concept layout sits in a prime location backing a serene natural reserve, while being only moments away from every convenience. Step inside to discover bright, airy interiors that welcome you with a refreshing atmosphere. The elegant dining room, positioned at the front of the house, features a generous window that floods the space with natural light, making it ideal for hosting family and friends. Adjacent to the dining area, a dedicated home office provides a convenient workspace. The heart of the home is the living area, designed for effortless entertaining featuring a fireplace, wood cabinetry, a vaulted ceiling and leafy views of the trees in the ravine behind the property. The spotless kitchen exudes timeless charm with modern updates, including an integrated fridge, wall oven, microwave, large pantry, and stunning granite countertops. The large island invites guests to gather around as you whip up culinary delights while a sunlit dining nook offers a spot for casual meals. Retreat to the primary bedroom, featuring large windows and access to the back deck, where you can enjoy a peaceful morning coffee overlooking the woodland oasis beyond. The luxurious ensuite bathroom includes a deep soaking tub, a walk-in shower, dual sinks, and access to a spacious walk-in closet. Downstairs, the walkout basement has an expansive family room, complete with a fireplace and enough space for a games table or gym equipment. A



convenient wet bar is perfect for enjoying snacks during movie nights. Guests will feel right at home in the two lower level bedrooms, each with their own bathroom and walk-in closet, offering privacy and comfort. Relax on the shaded patio during hot summer days while gazing out at the lush natural surroundings. Walk or bike the extensive pathway system through Twelve Mile Coulee Park and enjoy the abundant wildlife that visits the area. With easy access to Stoney Trail and the Trans Canada Highway, you'll find it simple to get downtown or explore the breathtaking Rocky Mountains. There are shops, restaurants, and amenities a short distance away and the active Tuscany Residents Association offers events, programs and additional facilities. Don't miss this amazing opportunity for bungalow villa living in Tuscany Ravine Heights.

Built in 2008

Essential Information

MLS® #	A2156259
Price	\$1,095,000
Sold Price	\$1,151,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,763
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	136 Tuscany Ravine Heights Nw
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Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0C2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 23rd, 2024
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	223.57

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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