

\$688,000 - 12 Tuscany Ravine Crescent Nw, Calgary

MLS® #A2163373

\$688,000

3 Bedroom, 3.00 Bathroom, 1,670 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE Sat. Sept 21 from 1-3pm.
Welcome to your dream family home in the sought-after community of Tuscany! This exceptional 2-storey offers an open-concept layout that's perfect for modern living. From the moment you step inside, you'll be captivated by the fresh, inspired renovations and the inviting ambiance. The main floor features luxurious new vinyl plank flooring and a freshly painted interior, creating a bright and welcoming atmosphere. The heart of the home is the beautifully renovated kitchen, showcasing gorgeous contrasting cabinetry, Quartz countertops, Tiled backsplash and Stainless Steel Appliances. The large island overlooks the dining area, making it an ideal space for family gatherings and entertaining. The spacious living room, complete with a cozy gas fireplace, offers a warm and comfortable setting for family relaxation. The main floor is completed with a private powder room, main floor laundry and easy access to your double attached garage. Upstairs, you'll find 3 generously-sized bedrooms, including a large primary suite that is truly a retreat. The primary bedroom boasts a spacious walk-in closet and an ensuite with a luxurious soaker tub, separate shower, and ample counter space. A bright and airy Bonus Room flooded with sunlight & a mountain view provides additional space for family activities or a playroom. The open-to-below entryway adds a touch of elegance and grandeur to the home, making every arrival feel special. The



basement is thoughtfully roughed in for a future bath, offering potential for even more living space. With a new roof providing peace of mind, this home is truly move-in ready. Outside, you'll love the oversized yard, perfect for children to play and for hosting summer barbecues. Just one block away, youâ€™ll find a fantastic playground and extensive walking paths, ideal for family outings. The property is conveniently close to schools, transit, and the Tuscany Club, ensuring that all your familyâ€™s needs are within easy reach.

Built in 2003

Essential Information

MLS® #	A2163373
Price	\$688,000
Sold Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Tuscany Ravine Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2X1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 27th, 2024
Days on Market	21
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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