

\$724,900 - 96 Tuscany Ravine Crescent Nw, Calgary

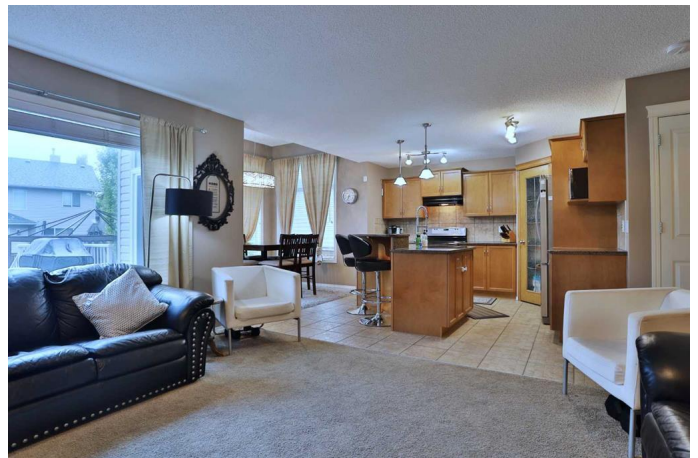
MLS® #A2167060

\$724,900

3 Bedroom, 4.00 Bathroom, 1,709 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Ready & waiting to welcome a new family is this wonderful two storey in the popular Northwest Calgary community of Tuscany, nestled on this quiet crescent within walking distance to a playground & park. Offering 3 levels of air-conditioned living, this fully finished Beattie-built home enjoys a total of 3 bedrooms, maple kitchen with granite countertops, new roof & fantastic backyard with incredible maintenance-free deck & gazebo. You'll love the warm & inviting feel of the main floor with its dining room with 10ft ceilings & huge picture windows, spacious great room with gas fireplace & terrific open concept kitchen with walk-in pantry & island with raised bar, granite counters & black/stainless steel appliances. Total of 3 bedrooms up highlighted by the comforting master with walk-in closet & jetted tub ensuite with separate shower, heated floors & granite-topped vanities. Over the garage is the fantastic bonus room with its soaring vaulted ceilings. The lower level - with oversized windows, is finished with super rec room area, another full bath & plenty of extra space for storage. Main floor laundry with Maytag Commercial washer & dryer. In addition to the new roof in 2024, the hot water tank was replaced in 2023 & there are also beautiful gemstone lights on the exterior. The backyard is fully fenced & landscaped, complete with an amazing 2 level composite deck (with lifetime warranty) & gazebo, 2 sheds & sitting area with trellis & firepit. Prime location in this



highly-desirable family community only a few short minutes to bus stops & winding walking trails along the ridge, quick access to neighbourhood schools & the Tuscany Club/Market, & easy commute to the LRT, Crowfoot Centre & Stoney/Crowchild Trails.

Built in 2003

Essential Information

MLS® #	A2167060
Price	\$724,900
Sold Price	\$730,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	96 Tuscany Ravine Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X2

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Gazebo, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2024
Date Sold	October 6th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	283.88
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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