

\$875,000 - 530 Tuscany Ravine Road Nw, Calgary

MLS® #A2171657

\$875,000

3 Bedroom, 4.00 Bathroom, 2,224 sqft

Residential on 0.14 Acres

Tuscany, Calgary, Alberta

Experience the ultimate location on a dream lot in Tuscany Ridge Estates Crescent! This fully finished luxury home offers a total of 2,888 sqft. of developed living space, situated on an incredible oversized lot facing a park with a playground, surrounded by bike paths, and just steps from the creek, ravine and a 10-minute walk from the Bow river pathways. This stunning 3-bedroom, 2-storey home features a custom-developed lower level, a main floor den (a perfect location for a formal dining room) and a vaulted bonus room complete with built-in cabinetry and a workstation. Hardwood, newer vinyl plank flooring, newer carpet, ceramic tile, and 9'™ ceilings enhance the open layout, while the striking stone and stucco exterior add to the home's™ curb appeal. The kitchen is designed for both style and functionality, updated cabinetry, a pull-out mixer cabinet, stainless steel appliances including a gas range and double oven, and a large dining area. A walk-through pantry leads to a mudroom and a convenient main floor laundry room with custom built-ins. The spacious family room boasts one of the home's three fireplaces, perfect for cozy evenings. The master suite is a true retreat, offering a walk-in closet, electric fireplace and a luxurious updated ensuite with double sinks, soaker tub, and a large separate shower. With a total of 3.5 baths, this home is well-suited for family living. The fully developed basement is an entertainer's™ dream, offering custom-built



cabinetry, a kitchenette, a recreation room with a media area (in-wall conduit for the ceiling-mounted projector), in-wall 5.1 stereo wiring with Polk Audio ceiling-mounted surround speakers and soundproofing in the interior walls and ceiling ensure a top-notch audio-visual experience. You will also appreciate ample storage, a bathroom, and a potential fourth bedroom currently being utilized as a home gym, with special flooring (newer window recently installed adding more natural sunlight). Step outside to enjoy the large concrete patio, complete with a firepit, in the beautifully landscaped yard. The outdoor space features a cedar fence, an underground sprinkler system, sour cherry and Saskatoon berry bushes, lilac bushes, apple and crab-apple trees and a natural gas BBQ hookup. Relax and cool down inside during the hot summer months with the newer central air conditioning! The exposed aggregate concrete curbing adds a polished touch to this exceptional yard. This home offers incredible value in the sought-after Tuscany Estates location!

Built in 2005

Essential Information

MLS® #	A2171657
Price	\$875,000
Sold Price	\$887,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,224
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	530 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3B1

Amenities

Amenities	Clubhouse, Park, Party Room, Playground, Racquet Courts, Recreation Room
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	October 22nd, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	283.88
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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