

\$889,000 - 206 Tuscany Ravine Close Nw, Calgary

MLS® #A2259866

\$889,000

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Single Family on 0.12 Acres

Tuscany, Calgary, Alberta

Looking for a Northwest Calgary home that combines thoughtful design, modern upgrades, and natural beauty? This exceptional 4-bedroom, fully finished basement in the highly sought-after Tuscany Community offers precisely that. Tucked away on a quiet street and backing onto a serene ravine with no rear neighbours, the property provides peaceful views of mature trees and a private setting perfect for morning coffees, sunset dinners, or evenings around the firepit. Inside, a grand foyer welcomes you with soaring 18-foot ceilings and windows that fill the space with natural light. The open-concept main floor is warm and inviting, ideal for entertaining or relaxing by the gas fireplace. A stylish kitchen features a new electric stove and microwave, both replaced in 2024, a central island, and a formal dining room, while a dedicated home office makes remote work easy. Upstairs, the primary suite is a true retreat featuring a five-piece ensuite that includes a dual vanity, soaker tub, and stand-alone shower. Two additional bedrooms, a four-piece bath and a bonus room with a built-in projector create space for movie nights and family fun. A convenient laundry room with a washer and dryer completes this level. The professionally finished basement adds even more living space with a large recreation room, a four-piece bath, a kitchenette, and an additional room for guests, hobbies, or a gym. Recent updates provide peace of mind and value, including a newer high-efficiency



furnace (installed in 2021) and a complete roof replacement in June 2025. This home is ideally situated just steps from playgrounds and Twelve Mile Coulee Park and close to excellent schools offering Catholic Kâ€“9 as well as English and French programs. The Tuscany Club, local shopping, and convenient transit options are all nearby. Offering a rare combination of privacy, thoughtful design, and extensive upgrades, this property delivers the best of Tuscany living. View this property and experience why this Northwest Calgary community remains one of the cityâ€™s most desirable places for an upgraded lifestyle and your forever home! (id:6289)

Built in 2004

Essential Information

Listing #	A2259866
Price	\$889,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,065
Acres	0.12
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	206 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2X4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse, Recreation Centre
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Features	No neighbours behind, Closet Organizers, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave, Freezer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	One Percent Realty
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