

\$769,900 - 16 Tuscany Ravine Court Nw, Calgary

MLS® #A2261209

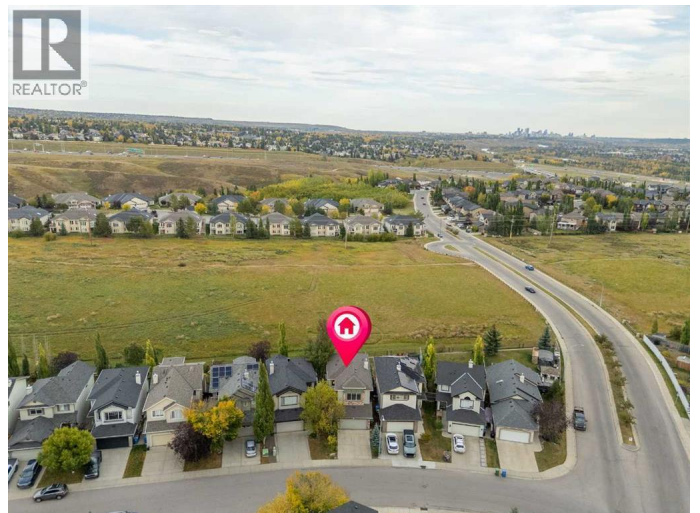
\$769,900

4 Bedroom, 4.00 Bathroom, 1,808 sqft

Single Family on 0.10 Acres

Tuscany, Calgary, Alberta

A rare find in the beautiful community of Tuscany! This meticulously maintained 4 bedroom, 3.5 bathroom home backs directly onto green space with direct views of COP. From the moment you walk in, you'll be impressed by the open-to-above foyer and the warmth of the freshly refinished natural hardwood floors throughout the main level. The open-concept kitchen features a central island, corner pantry, and stainless steel appliances, overlooking the inviting living room with its elegant gas fireplace. A spacious dining area flows seamlessly onto the massive backyard, complete with a two-tiered deck and ultimate privacy thanks to the greenspace behind. The main floor is rounded out with a 2-pc bathroom and a convenient laundry room. Upstairs, you'll find a bright and spacious bonus room featuring large west-facing windows and a built-in surround sound setup—perfect for entertaining or as a family play area. The primary retreat includes a 4-pc ensuite with a relaxing soaker tub, walk-in closet, and built-in wardrobe. Two more generously sized bedrooms and another full bathroom complete the upper level. The fully finished basement (2022) offers a large family room with a cozy electric fireplace, an additional bedroom, a 4-pc bathroom, and ample storage. Step outside into your private backyard oasis with lush landscaping, a two-tiered deck, and a hot tub overlooking the green space—with no neighbours behind. Other updates include: Refinished hardwood flooring (2025), new roof



(2023), washer (2022), dryer (2024), dishwasher (2023), and hot water tank (2025).Perfectly located just minutes from Stoney Trail, top schools, shopping, restaurants, and Calgary’s extensive bike path system”this is the ideal home for family living. (id:6289)

Built in 2004

Essential Information

Listing #	A2261209
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,808
Acres	0.10
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	16 Tuscany Ravine Court Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2X3

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, No neighbours behind, No Animal Home, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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