

# \$899,000 - 206 Tuscany Ravine Close Nw, Calgary

MLS® #A2232261

**\$899,000**

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

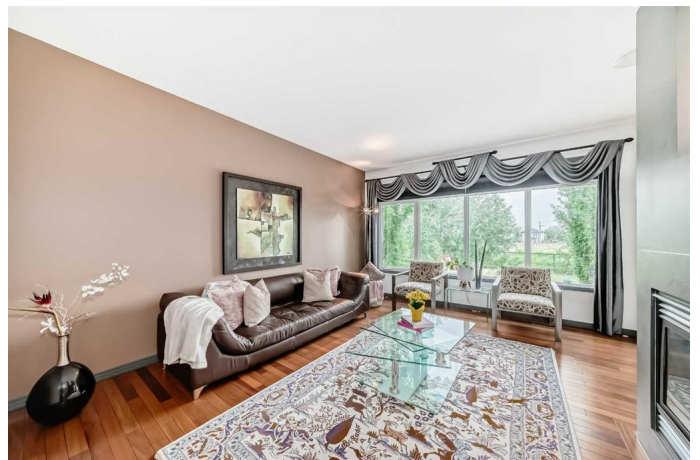
Looking for a home that blends thoughtful design with natural beauty? Welcome to this exceptional 4-bedroom, fully finished home tucked away on a quiet street in one of Calgary's most desirable NW communities – Tuscany.

Backing onto a RAVINE with NO REAR NEIGHBOURS, this peaceful retreat offers trees, beautiful views and a serene setting perfect for morning coffees, sunset dinners, firepit meals and family gatherings.

Step inside to be greeted by a soaring 18-foot ceiling and windows that fill the space with natural light. Whether you're entertaining or enjoying a quiet evening by the fireplace, the atmosphere is warm, open, and inviting.

The open-concept main floor features a stylish kitchen with a NEW ELECTRIC STOVE and MICROWAVE (2024), a central island and a formal dining room ideal for hosting. A dedicated HOME OFFICE makes working remotely easy and comfortable.

Upstairs, the primary suite is a relaxing escape with a 5-piece ensuite, including a dual vanity, soaker tub and stand-alone shower. Two additional bedrooms, a 4-piece bath, and a bonus room with a built-in projector – ideal for movie nights and family fun. A convenient laundry room complete with a washer and dryer complements this upper level – perfect



for family life.

The professionally FINISHED BASEMENT adds even more living space, complete with a large recreation room, 4-piece bath, kitchenette, and an additional room for guests, hobbies, or flexible living. Additional upgrades include a NEWER FURNACE installed in 2021, providing you with well-deserved peace of mind. The property is thoughtfully designed, offering numerous upgrades (over \$15,000), which includes a COMPLETE ROOF REPLACEMENT (June 2025). This home is ideal for both families and professionals. This fantastic property is just steps from playgrounds, Twelve Mile Coulee Park, close to schools (Catholic Kâ€“9, English and French programs), the Tuscany Club, local shopping and much more.

This is more than a home â€” itâ€™s a lifestyle. Book your private showing and experience the best of Tuscany living!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232261    |
| Price          | \$899,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,065       |
| Acres          | 0.12        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 206 Tuscany Ravine Close Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 2X4                     |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Community Gardens, Park, Playground, Recreation Facilities |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Bookcases |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Freezer                      |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Free Standing  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard  |
| Lot Description   | Back Yard, Few Trees, Front Yard, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

HOA Fees 307  
HOA Fees Freq. ANN

**Listing Details**

Listing Office One Percent Realty

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