

\$749,900 - 2 Tuscany Ravine Terrace Nw, Calgary

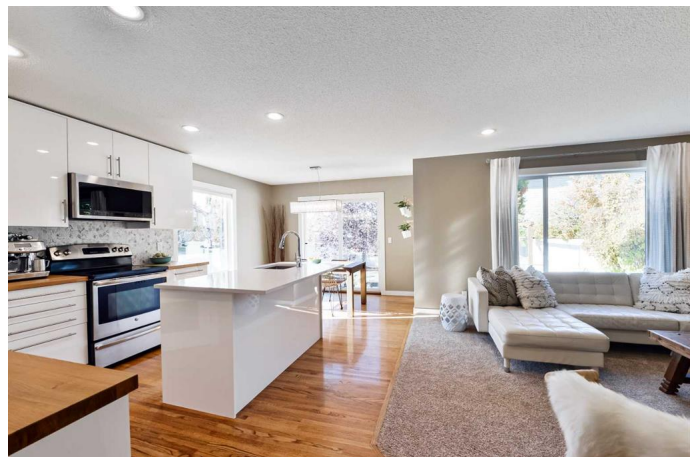
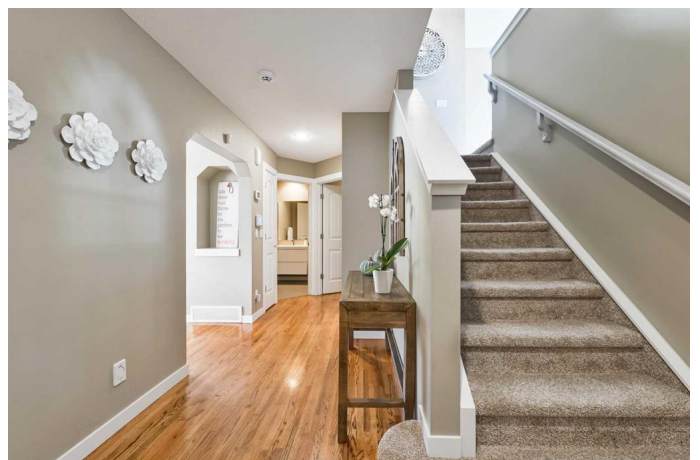
MLS® #A2179806

\$749,900

3 Bedroom, 4.00 Bathroom, 1,638 sqft
Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Welcome to this immaculate 3-bedroom home, ideally situated on a large, northwest-facing corner lot surrounded by mature trees. Offering a seamless blend of style and functionality, this home features an open-concept main floor designed for effortless living and entertaining. The beautifully updated kitchen is sure to impress. It boasts extensive cabinetry, ample counter space, a corner pantry, and a spacious island with a breakfast bar. It flows seamlessly into the adjacent dining area—an inviting space for family meals—with direct access to an oversized patio and a lush, tree-lined yard. Whether you're hosting summer gatherings or enjoying a quiet afternoon outdoors, this backyard is a private oasis. Inside, the expansive great room provides the perfect setting to gather with family and friends, complete with a cozy fireplace for relaxing evenings. Upstairs, you'll find three generously sized bedrooms, including a private primary retreat featuring a large ensuite and walk-in closet. The second floor also offers a spacious bonus room—an ideal spot for movie nights, gaming, or unwinding with loved ones. The fully developed basement has been recently updated, adding even more functional living space. It includes a large family room, a games area, and a full bathroom. Lots of recent updates, new appliances and central air conditioning. This family home is ideally located with excellent access to schools, parks, green spaces,



amenities, and transportation. This home truly has it all. Don't miss your chance to book your showing today!

Built in 2002

Essential Information

MLS® #	A2179806
Price	\$749,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,638
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2 Tuscany Ravine Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1T1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Built-In Electric Range, Microwave Hood Fan, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard, Playground
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	265
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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