

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

MLS® #A2232261

**\$889,000**

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

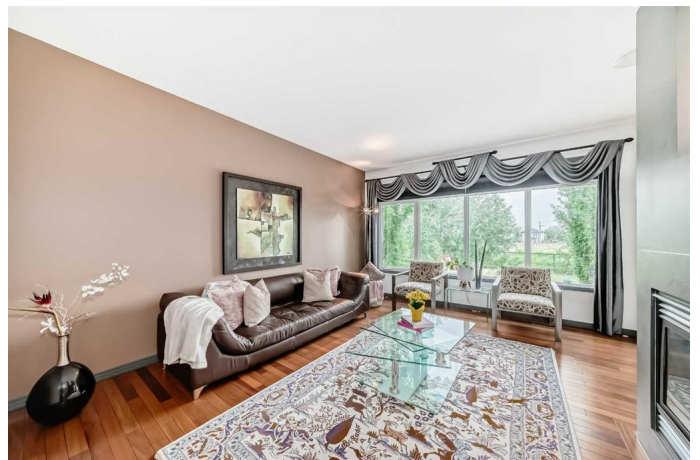
PRICE REDUCED!!! Looking for a home that blends thoughtful design with natural beauty? Welcome to this exceptional 4-bedroom, fully finished home tucked away on a quiet street in one of Calgary's most desirable NW communities – Tuscany.

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 K-9, English and French programs), the Tuscany Club, local shopping and much more.

This is more than a home – it’s a lifestyle. Book your private showing and experience the best of Tuscany living!

Built in 2004

**Essential Information**

MLS® #	A2232261
Price	\$889,000
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	Park, Playground, Clubhouse, Community Gardens, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
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, Front Yard, No Neighbours Behind, Views, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	80
Zoning	R-CG

HOA Fees 307  
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**Listing Details**

Listing Office One Percent Realty

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