

206 Tuscany Ravine Close NW  
Calgary, Alberta

MLS # A2232261



# \$889,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

**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

**Inclusions:** Built-in speakers (as-is, seller has never used), Doorbell, TV in kitchen, Projector, Stereo in Pantry, Security system

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&ndash;9, English and French programs), the Tuscany Club, local shopping and much more. This is more than a home &mdash; it&rsquo;s a lifestyle. Book your private showing and experience the best of Tuscany living!