

# \$719,000 - 82 Tuscany Ravine Road Nw, Calgary

MLS® #A2181629

## \$719,000

3 Bedroom, 4.00 Bathroom, 1,619 sqft  
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE April 6 2025 2PM to 4PM,  
Beautiful former show home in the excellent community of Tuscany. Move in ready. 2 story home with completely professional finished basement. Main floor has large open plan, family room with two story windows and a cozy fireplace with a large mantel. The kitchen is bright and spacious with an oversized island with overhead lighting, Walk-through pantry leading to the laundry room and the garage. The dining nook opens to a beautiful newly painted deck, and large east-facing backyard. Freshly painted fence. Built-in vacuum system on all floors. Newer roof. Large 2 car drywalled, finished and painted garage. New 60 oz. carpet upstairs with 9 oz. underlay. 3 Large-sized bedrooms, Ensuite with 4 piece bathroom and walk-in closet. Fully finished basement includes an additional large bathroom and spacious family room. Newer hot water tank and well maintained furnace, Non smoking home No pets. Great street access and walking distance to many amenities, including the Tuscany Club and lake, schools, playgrounds and shopping.



Built in 2002

## Essential Information

MLS® #	A2181629
Price	\$719,000
Bedrooms	3

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,619
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	82 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2R9

### **Amenities**

Amenities	Clubhouse, Playground, Park
Parking Spaces	4
Parking	Front Drive, Garage Faces Front, On Street, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings, See Remarks, Washer/Dryer
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding, Mixed, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 30th, 2024
Days on Market	124
Zoning	SR
HOA Fees	265
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.