

# \$900,000 - 477 Tuscany Ravine Road Nw, Calgary

MLS® #A2256154

**\$900,000**

4 Bedroom, 4.00 Bathroom, 2,136 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 20 (12:00pm-3:00pm). Renovated two-storey home, perfectly situated in the highly desirable community of Tuscany. This stunning residence offers an exceptional blend of modern design and serene living, with a prime location that sides directly onto a park in a quiet area with very few vehicles.

Spanning 2,135.87 square feet above grade, this home features a bright and open-concept floor plan. Recent renovations have given the interior a refreshed feel, including a new kitchen and a redesigned mudroom on the main floor. The rich hardwood floors have been professionally re-sanded, highlighting the home's meticulous upkeep. Enjoy stunning mountain views from the home's main living areas!

The fully developed basement provides additional versatile living space, and the main floor boasts a terrific bonus room, perfect for a family gathering space or a quiet retreat. The home also offers the convenience of a heated garage and the comfort of air conditioning. The outdoor space is just as impressive, featuring a lovely deck with a natural gas line, ideal for barbecuing and entertaining. The meticulously clean property also includes underground sprinklers to keep the landscaping pristine. With its close proximity to walking and biking paths, this home offers an unparalleled lifestyle of comfort and convenience.



Built in 2006

## Essential Information

MLS® #	A2256154
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,136
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	477 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3B2

## Amenities

Amenities	Clubhouse, Community Gardens, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Zoning	R-CG
HOA Fees	257
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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