

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

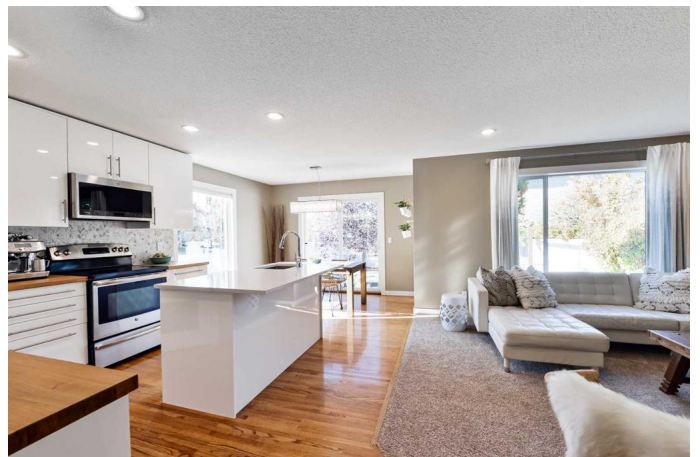
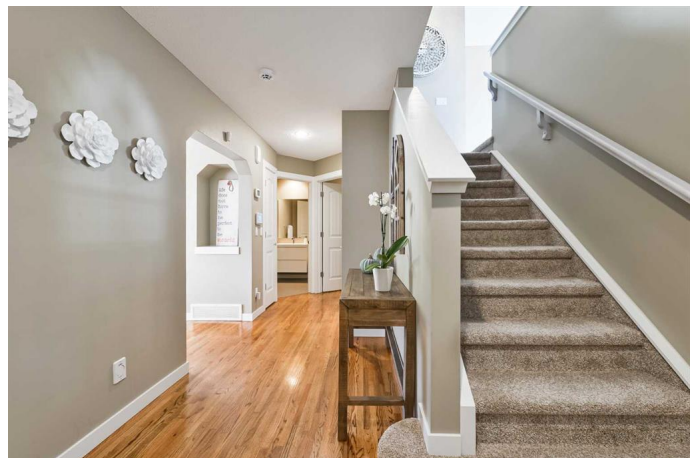
MLS® #A2179806

**\$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 | 5               |
| Zoning         | R-CG            |
| HOA Fees       | 265             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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