

# \$874,900 - 25 Tuscany Ravine Close Nw, Calgary

MLS® #A2218841

**\$874,900**

5 Bedroom, 4.00 Bathroom, 2,130 sqft

Residential on 0.11 Acres

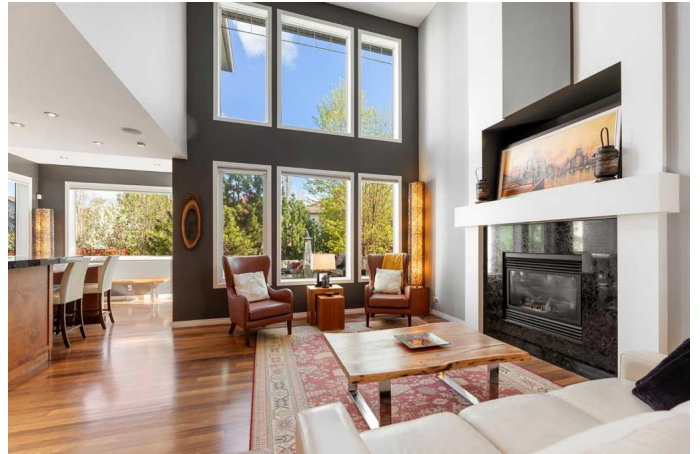
Tuscany, Calgary, Alberta

Welcome home. With its architectural elegance and thoughtful functionality, this residence offers exceptional indoor-outdoor living in one of Calgary's most beloved NW communities.

Tucked away on a quiet street, this 5-bedroom, fully finished home backs onto a lush, south-facing backyard retreat – a private sanctuary designed for quiet sunsets, morning coffees, family dinners, and large gatherings. Mature trees, shrubs, and perennials surround multiple outdoor zones, including a deck, exposed aggregate patio, stone patio, and lawn space for games and play. An underground sprinkler system in both the front and back yards keeps everything green with ease.

Inside, a dramatic 17-foot wall of windows in the living room floods the main floor with natural light and perfectly frames the backyard – seamlessly blending indoor and outdoor living. Whether entertaining, enjoying a sunlit nap, or curled up by the fireplace, the space invites you to relax and stay.

The open-concept main floor was designed for both daily living and effortless hosting. The renovated kitchen balances form and function with ceiling-height cabinetry, quartz counters that extend into a waterfall-edge built-in table, a raised granite breakfast bar, and under-cabinet lighting for added ambiance. Together, the built-in table and bar comfortably seat up to eight – ideal for family dinners or casual gatherings. Just off the kitchen, the



formal dining room with its estate-style coffered ceiling easily converts to a home office or flex space to suite your family's needs. Brazilian cherry hardwood floors, refinished in 2017, add warmth and elegance throughout.

Upstairs, the primary suite is a true retreat. A raised sitting area surrounded by windows offers views of the private backyard and creates a peaceful corner for reading, working, or simply being still. The 5-piece ensuite includes a dual vanity, stand-alone shower, soaker tub, and private water closet. Three additional bedrooms including one with a walk-in closet a full family bath, and built-in hallway bookshelves complete the upper level. The bright and airy basement was thoughtfully developed with large windows throughout including three additional egress windows added in 2010 making the spacious bedroom, rec room with fireplace, and wet bar feel welcoming and open. A climate-controlled wine room (that doubles as cold storage) and a luxurious steam shower round out this level. Recent updates include new shingles (2020) and interior paint (2022), ensuring the home is move-in ready.

This location is truly special just steps from a park that connects to Tuscany's extensive pathway network, with another entry point just around the corner (yes, they connect to the city's river path). Enjoy the short walk to the ravine trails of Twelve Mile Coulee Park. You're also conveniently close to schools and shopping, including the Catholic K-9, English and French elementary programs, the community middle school, and Tuscany's main retail area.

Built in 2004

## Essential Information

MLS® #

A2218841

Price	\$874,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,130
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	25 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X4

### Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Steam Room
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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