

\$769,900 - 2 Tuscany Ravine Landing Nw, Calgary

MLS® #A2257768

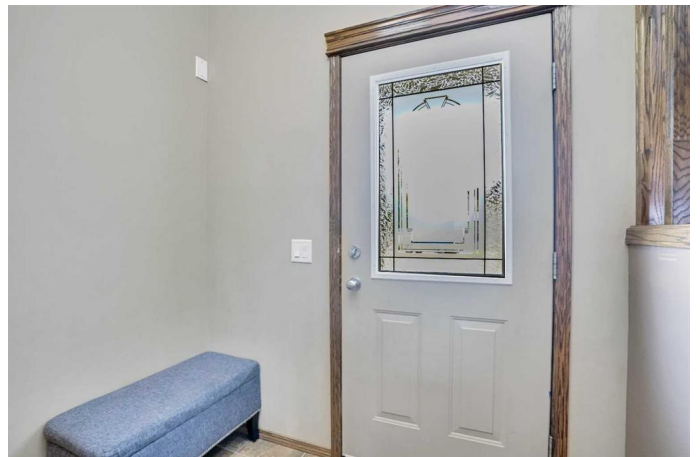
\$769,900

3 Bedroom, 4.00 Bathroom, 1,830 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

A real gem just came on the market! On a quiet cul-de-sac, only steps from Tuscany's extensive pathway system, you will find this beautifully maintained family home. As you enter the neighborhood you will immediately notice that the street is lined with mature, colourful trees, extremely close to a great playground and walking distance to all schools. Upon entering you are welcomed with a generous foyer, ceramic tile and open-to-above ceilings. The open floor plan includes upgraded engineered hardwood that spans the kitchen and eating nook. The modern kitchen is open for entertaining and contains high-end stainless-steel appliances including a stunning 5 burner gas range. The open floor plan continues into a warm great room with a tiled gas fireplace as a focal point. Large glass sliding doors open onto a giant, custom, maintenance-free trex deck, a large private, fully fenced west facing yard, with mature trees, and a shed, enjoy the warmth and setting sun while entertaining in this beautiful back yard. Up stairs, you will find upgraded railings, a large bonus room and three bedrooms including a generous primary bedroom with walk in closet and oversized ensuite soaker tub and double sinks. The fully developed basement boasts the ultimate entertainment area, with a built-in wet bar, games area and 3-piece bath. Air conditioning will keep you cool on the hot days, and the home also has upgraded water softener and tankless hot water system. To keep



maintenance concerns off your mind, the full roof was replaced in 2021. The family-oriented community of Tuscany offers a residentâ€™s association with amenities that include tennis courts, splash park, gymnasium, skateboard park and skating rinks. Book a showing today, this family home wonâ€™t last long!

Built in 2002

Essential Information

MLS® #	A2257768
Price	\$769,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,830
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2 Tuscany Ravine Landing Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2S8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Level, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.