

# \$889,000 - 206 Tuscany Ravine Close Nw, Calgary

MLS® #A2259866

**\$889,000**

4 Bedroom, 4.00 Bathroom, 2,065 sqft

Residential on 0.12 Acres

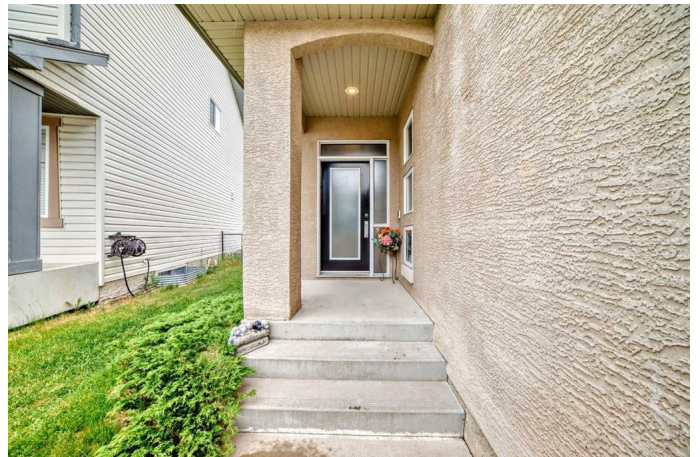
Tuscany, Calgary, Alberta

Looking for a Northwest Calgary home that combines thoughtful design, modern upgrades, and natural beauty? This exceptional 4-bedroom, fully finished residence in the highly sought-after Tuscany Community offers precisely that. Tucked away on a quiet street and backing onto a serene ravine with no rear neighbours, the property provides peaceful views of mature trees and a private setting perfect for morning coffees, sunset dinners, or evenings around the firepit.

Inside, a grand foyer welcomes you with soaring 18-foot ceilings and windows that fill the space with natural light. The open-concept main floor is warm and inviting, ideal for entertaining or relaxing by the gas fireplace. A stylish kitchen features a new electric stove and microwave installed in 2024, a central island, and a formal dining room, while a dedicated home office makes remote work easy.

Upstairs, the primary suite is a true retreat featuring a five-piece ensuite that includes a dual vanity, soaker tub, and stand-alone shower. Two additional bedrooms, a four-piece bath and a bonus room with a built-in projector create space for movie nights and family fun. A convenient laundry room with a washer and dryer completes this level.

The professionally finished basement adds even more living space with a large recreation



room, a four-piece bath, a kitchenette, and an additional room for guests, hobbies, or a gym. Recent updates provide peace of mind and value, including a newer high-efficiency furnace (installed in 2021) and a complete roof replacement in June 2025.

This home is ideally situated just steps from playgrounds and Twelve Mile Coulee Park and close to excellent schools offering Catholic K-9 as well as English and French programs. The Tuscany Club, local shopping, and convenient transit options are all nearby. Offering a rare combination of privacy, thoughtful design, and extensive upgrades, this property delivers the best of Tuscany living. View this property and experience why this Northwest Calgary community remains one of the city's most desirable places for an upgraded lifestyle and your forever home!

Built in 2004

**Essential Information**

MLS® #	A2259866
Price	\$889,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,065
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	206 Tuscany Ravine Close Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X4

### **Amenities**

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

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Free Standing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      One Percent Realty

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