

# \$719,000 - 82 Tuscany Ravine Road Nw, Calgary

MLS® #A2181629

**\$719,000**

3 Bedroom, 4.00 Bathroom, 1,619 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE April 6 2025 2PM to 4PM,  
Beautiful former show home in the excellent community of Tuscany. Move in ready. 2 story home with completely professional finished basement. Main floor has large open plan, family room with two story windows and a cozy fireplace with a large mantel. The kitchen is bright and spacious with an oversized island with overhead lighting, Walk-through pantry leading to the laundry room and the garage. The dining nook opens to a beautiful newly painted deck, and large east-facing backyard. Freshly painted fence. Built-in vacuum system on all floors. Newer roof. Large 2 car drywalled, finished and painted garage. New 60 oz. carpet upstairs with 9 oz. underlay. 3 Large-sized bedrooms, Ensuite with 4 piece bathroom and walk-in closet. Fully finished basement includes an additional large bathroom and spacious family room. Newer hot water tank and well maintained furnace, Non smoking home No pets. Great street access and walking distance to many amenities, including the Tuscany Club and lake, schools, playgrounds and shopping.



Built in 2002

## Essential Information

MLS® # A2181629

Price \$719,000

Bedrooms 3

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,619       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 82 Tuscany Ravine Road Nw |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L2R9                    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Playground, Park  |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive, Garage Faces Front, On Street |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Stove, Microwave Hood Fan, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Central   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |   |
|-----------------|---|
| Lot Description | Rectangular Lot                                 |
| Roof            | Asphalt Shingle                                 |
| Construction    | Wood Frame, Aluminum Siding, Mixed, See Remarks |
| Foundation      | Poured Concrete                                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 30th, 2024 |
| Days on Market | 158                 |
| Zoning         | SR                  |
| HOA Fees       | 265                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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