

# \$799,900 - 167 Tuscany Ravine Road Nw, Calgary

MLS® #A2221513

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,810 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this warm and welcoming family home, backing directly onto scenic walking paths and offering mountain views from multiple vantage points, this home is the perfect fit for families who want space, functionality, and style. From the curb, youâ€™ll notice the newly installed permanent exterior lightingâ€”a low-maintenance and energy-efficient upgrade that adds charm year-round, ideal for seasonal celebrations or subtle nightly ambiance. The main floor is designed for effortless flow and everyday living. The open-concept kitchen features quartz countertops, stainless steel appliances, a corner pantry, and a central island with an eating barâ€”perfect for quick meals or catching up over coffee. Just off the kitchen, the bright eating nook includes a built-in hutch and opens to the incredible back deck, complete with an awning for sunny afternoons and stairs leading down to the fully fenced backyard, offering privacy and direct access to the surrounding pathways. The living room, open to the kitchen and dining area, is ideal for family gatherings and cozy evenings. A large window frames beautiful mountain views, while the fireplace with stone surround and classic mantle creates a warm and inviting atmosphere. Upstairs, a spacious bonus room with vaulted ceilings and a corner fireplace provides the perfect retreat for movie nights, playtime, or a home office. The primary bedroom features a walk-in closet and a private 4-piece ensuite complete with a dual



vanity, large walk-in shower, and a stunning skylight that floods the space with natural light. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The finished basement expands your living space with a large family room boasting a fireplace with tile surround and mantle, access to the lower-level patio, a bedroom, a full 3-piece bathroom, and additional storage space—perfect for guests, teens, or extended family. Additional features include central air conditioning, underground sprinkler system and an excellent draining system on the deck to stay warm on the lower level patio no matter the weather! This home offers the perfect balance of comfort, practicality, and beautiful natural surroundings. Located in a quiet, family-oriented area of Tuscany, with excellent access to schools, shopping, transit, parks, and the mountains, it’s everything you’ve been searching for—a move-in ready family home in one of NW Calgary’s most loved communities!

Built in 2002

**Essential Information**

MLS® #	A2221513
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	167 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2T1

### **Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Lawn, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                RE/MAX First

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.