

\$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, On Street, Garage Faces Front
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, 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
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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	131
Zoning	SR
HOA Fees	265
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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