



206 Tuscany Ravine Close Calgary Alberta

\$899,000

Looking for a home that blends thoughtful design with natural beauty? Welcome to this exceptional 4-bedroom, fully finished home tucked away on a quiet street in one of Calgary's most desirable NW communities -- Tuscany. Backing onto a RAVINE with NO REAR NEIGHBOURS, this peaceful retreat offers trees, beautiful views and a serene setting perfect for morning coffees, sunset dinners, firepit meals and family gatherings. Step inside to be greeted by a soaring 18-foot ceiling and windows that fill the space with natural light. Whether you're entertaining or enjoying a quiet evening by the fireplace, the atmosphere is warm, open, and inviting. The open-concept main floor features a stylish kitchen with a NEW ELECTRIC STOVE and MICROWAVE (2024), a central island and a formal dining room ideal for hosting. A dedicated HOME OFFICE makes working remotely easy and comfortable. Upstairs, the primary suite is a relaxing escape with a 5-piece ensuite, including a dual vanity, soaker tub and stand-alone shower. Two additional bedrooms, a 4-piece bath, and a bonus room with a built-in projector--ideal for movie nights and family fun. A convenient laundry room complete with a washer and dryer complements this upper level -- perfect for family life. The professionally FINISHED BASEMENT adds even more living space, complete with a large recreation room, 4-piece bath, kitchenette, and an additional room for guests, hobbies, or flexible living. Additional upgrades include a NEWER FURNACE installed in 2021, providing you with well-deserved peace of mind. The property is thoughtfully designed, offering numerous upgrades (over \$15,000), which includes a COMPLETE ROOF REPLACEMENT (June 2025). This home is ideal for both families and professionals. This fantastic property is just steps from playgrounds, Twelve Mile Coulee Park, close to schools (Catholic K-9, English and French programs), the ...

Bedroom 12.50 Ft x 11.42 Ft

Other 12.50 Ft x 3.50 Ft

Family room 18.67 Ft x 10.00 Ft

Other 14.50 Ft x 9.33 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Office 9.67 Ft x 8.42 Ft

Pantry 6.58 Ft x 4.42 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

Primary Bedroom 13.58 Ft x 11.42 Ft

5pc Bathroom 13.08 Ft x 12.83 Ft

Other 5.50 Ft x 4.83 Ft

Bedroom 10.42 Ft x 9.58 Ft

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Other6.25 Ft x 5.00 Ft

Living room15.83 Ft x 11.67 Ft

Dining room12.50 Ft x 11.50 Ft

Kitchen14.58 Ft x 10.00 Ft

4pc Bathroom7.92 Ft x 5.33 Ft

Bedroom10.75 Ft x 9.83 Ft

Laundry room5.25 Ft x 3.67 Ft