



206 Tuscany Ravine Close Calgary Alberta

\$890,000

RAVINE-BACKING GEM WITH MOUNTAIN VIEWS. Experience the pinnacle of Northwest Calgary living in this exceptional 4-bedroom sanctuary, tucked away on a quiet, coveted street in the heart of Tuscany. Backing directly onto a SERENE RAVINE, this home offers a private escape with unobstructed, breathtaking views stretching from Canada Olympic Park all the way to the Rocky Mountains. The grand foyer welcomes you with soaring 18-foot ceilings and windows that flood the home with natural light. The open-concept main floor is designed for both entertaining and daily comfort, featuring a dedicated home office for remote work and a warm living area anchored by a gas fireplace. The stylish kitchen is equipped with a central island and a NEWER ELECTRIC STOVE and MICROWAVE (both replaced in 2024), flowing seamlessly into a formal dining room. Upstairs, the primary suite serves as a true retreat with a five-piece ensuite, dual vanity, and a deep soaker tub. The upper level is completed by two additional bedrooms, a four-piece bath, a convenient laundry room, and a BONUS ROOM featuring a built-in projector—perfect for family movie nights. The professionally finished basement significantly expands your living space, offering a large recreation room, a fourth full bathroom, a kitchenette, and a versatile room ideal for guests, a home gym, or hobbies. Significant recent updates provide long-term peace of mind and value, including ROOF REPLACEMENT (2025) and HIGH-EFFICIENCY FURNACE (2021). This home is ideally situated just steps from playgrounds and Twelve Mile Coulee Park, with access to excellent Catholic K-9, English, and French Immersion programs. Enjoy the lifestyle benefits of the Tuscany Club, local shopping, and nearby transit. This property delivers a rare combination of privacy, thoughtful design, and extensive upgrades. View this home and experience why Tuscany remains one of ...

Bedroom 12.50 Ft x 11.42 Ft
 Recreational, Games room 18.67 Ft x 10.00 Ft
 4pc Bathroom 8.42 Ft x 5.00 Ft
 Other 14.50 Ft x 9.33 Ft
 Office 9.67 Ft x 8.42 Ft
 Other 6.25 Ft x 5.00 Ft
 Living room 15.83 Ft x 11.67 Ft
 Dining room 12.50 Ft x 11.50 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
 4pc Bathroom 7.92 Ft x 5.33 Ft
 Bedroom 10.75 Ft x 9.83 Ft
 Laundry room 5.25 Ft x 3.67 Ft

Listing Presented By:



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Kitchen 14.58 Ft x 10.00 Ft

Bonus Room 19.08 Ft x 11.58 Ft

Pantry 6.58 Ft x 4.42 Ft