

\$899,900 - 122 Tuscany Ravine Close Nw, Calgary

MLS® #A2207998

\$899,900

3 Bedroom, 4.00 Bathroom, 1,873 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Location, Location, Location!!! Welcome to your new backing on to one of the Tuscany's beautiful ravines, and one of Calgary's most desirable NW communities. Nestled on a quiet, low-profile street, this beautifully maintained home offers incredible panoramic views of the mountains, Bow River valley, downtown skyline, and rolling ravines – all from your sunny, south-facing backyard. Freshly repainted throughout, the home features large low-E windows, 9' ceilings on the main, and an 11' vaulted living room that creates a bright and airy feel. The open-concept main floor layout is ideal for entertaining or family living. The kitchen is a chef's dream with granite countertops, oak cabinetry, an induction stove with convection oven, and newer stainless steel fridge and dishwasher and is open to the spacious dining area perfect for family dinners. The cozy and comfortable living room with a gas fireplace is the perfect place to take in the sun and also enjoy your unobstructed view. The main floor is complete with a flex room perfect for an in-home office or play area and also has main floor laundry. Upstairs offers three generous bedrooms, including a spacious primary suite with a walk-in closet, a second gas fireplace, and a luxurious ensuite with a deep soaker tub and separate shower. A large family bathroom serves the two additional bedrooms. The fully finished basement includes a large family room with a high-efficiency gas stove, den (or



potential bedroom), 2 piece bathroom, cold room, and plenty of storage. The oversized double garage is insulated, drywalled, and lined with pegboard for organization. Step outside to your beautifully landscaped backyard retreat featuring mature landscaping, a partially covered deck, brick patio with bird bath, and an automatic irrigation system. Directly out your back gate, access kilometers of paved and natural walking/biking trails through Tuscany's scenic ravines and green spaces with frequent wildlife sightings including deer, moose, coyotes, partridges, and pheasants. Tuscany is a family-focused community with excellent schools nearby including Tuscany School, Twelve Mile Coulee (Jr High), and St. Basil (Elementary & Jr High). The Tuscany Club offers year-round activities including a splash park, playgrounds, skating rink, tennis courts & skateboarding. Tuscany Market is just minutes away with Sobeys, Starbucks, Rexall and more, while Crowfoot Crossing provides shopping, dining, the YMCA, public library, and a movie theatre. Enjoy quick, convenient access to Crowchild Trail, Stoney Trail, and the Trans-Canada Highway, making it easy to get downtown or escape to the mountains. With stunning views, thoughtful upgrades, and one of the best locations in the community, this home truly has it all. Don't miss your chance to make it yours! Welcome Home!

Built in 2004

Essential Information

MLS® #	A2207998
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2

Square Footage	1,873
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	122 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y5

Amenities

Amenities	Clubhouse, Community Gardens, Park, Recreation Facilities, Outdoor Pool, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

	Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.