

**82 TUSCANY RAVINE Road, Calgary T3L2R9**

MLS®#: **A2181629** Area: **Tuscany** Listing **11/30/24** List Price: **\$739,800**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 06-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **4,553 sqft**  
 Lot Shape:

DOM

**52**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached,Front Drive,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding ,Mixed,See Remarks,Wood Frame**  
 Heating: **Central,Natural Gas** Flooring: **Carpet,Linoleum,See Remarks**  
 Sewer: **Private Yard** Water Source: **Poured Concrete**  
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
 Int Feat: **Central Vacuum**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`11" x 13`8"	Dining Room	Main	11`4" x 11`0"
Kitchen	Main	11`4" x 11`7"	Pantry	Main	6`0" x 8`2"
Laundry	Main	8`7" x 6`8"	2pc Bathroom	Main	5`1" x 4`11"
Foyer	Main	11`4" x 10`5"	4pc Bathroom	Second	7`11" x 5`8"
Bedroom	Second	10`7" x 9`4"	Bedroom	Second	12`3" x 9`10"
4pc Ensuite bath	Second	11`7" x 8`7"	Bedroom - Primary	Second	14`11" x 12`1"

**Game Room  
Storage**

**Basement  
Basement**

**23`8" x 21`7"  
10`11" x 8`2"**

**2pc Bathroom**

**Basement**

**23`3" x 10`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**01122491**

Zoning:  
**SR**

Remarks

Pub Rmks: **OPEN HOUSE JANUARY 26 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.**

Inclusions: **None**  
Property Listed By: **RE/MAX Landan Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









