



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 TUSCANY RAVINE Road, Calgary T3L2R9**

MLS®#: **A2181629**

Area: **Tuscany**

Listing Date: **11/30/24**

List Price: **\$749,800**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area  
Abv Sqft: **1,618**  
Low Sqft:  
Ttl Sqft: **1,618**

DOM

**21**  
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**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Aluminum Siding ,Mixed,See Remarks,Wood Frame**  
Flooring: **Carpet,Linoleum,See Remarks**  
Water Source:  
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>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 13`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 11`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 6`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`4" x 10`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 9`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`7" x 8`7"</b>

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

**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:

**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. This house is a true beauty !**

Inclusions:  
Property Listed By:

**None  
RE/MAX Landan Real Estate**

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









