



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 TUSCANY RAVINE Road, Calgary T3L 2W9**

MLS®#: **A2182786**      Area: **Tuscany**      Listing **12/09/24**      List Price: **\$719,999**  
 Status: **Pending**      County: **Calgary**      Change: **-\$1, 09-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2003**      Abv Sqft: **1,802**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,971 sqft**      Ttl Sqft: **1,802**  
 Lot Shape:

DOM

**44**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Garden,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Garden,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Breakfast Bar,Central Vacuum,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 17`0"	Kitchen	Main	12`0" x 11`8"
Dining Room	Main	12`0" x 7`4"	4pc Ensuite bath	Upper	12`3" x 8`2"
Bedroom	Upper	12`5" x 9`6"	2pc Bathroom	Main	4`8" x 4`9"
Laundry	Main	9`0" x 5`10"	4pc Bathroom	Upper	9`0" x 7`3"
Bedroom	Upper	9`0" x 11`1"	Family Room	Upper	18`0" x 13`6"
Bedroom - Primary	Upper	12`2" x 13`5"	Bedroom	Basement	11`0" x 11`0"
Game Room	Basement	12`7" x 16`5"	3pc Bathroom	Basement	6`3" x 10`9"

Exercise Room

Basement

12`7" x 16`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0311537**

Zoning:  
**R-CG**

Remarks

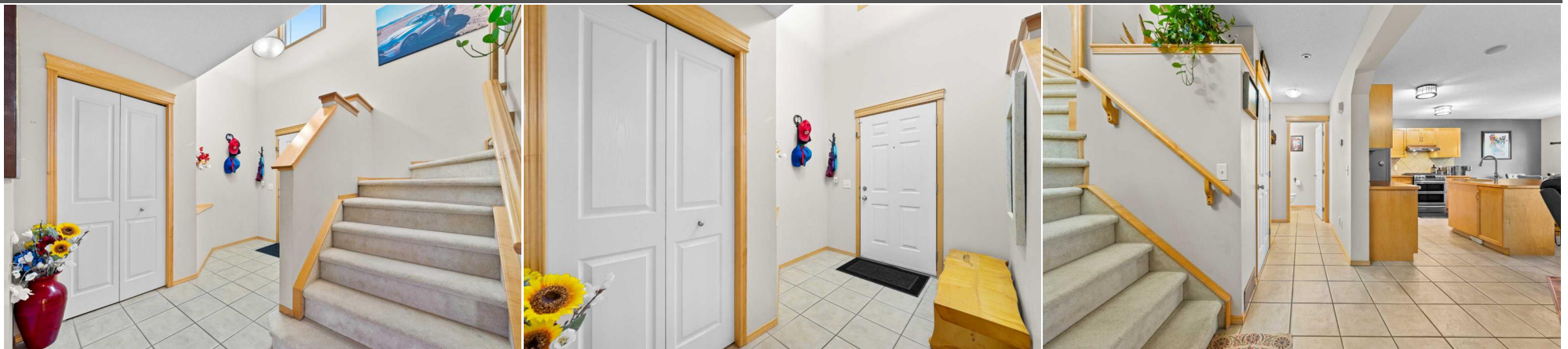
Pub Rmks:

**Discover Your Dream Home in Tuscany Ravine! Step into a lifestyle of serenity and elegance just moments from a picturesque ravine, with endless walking and biking pathways that offer breathtaking panoramic views, including the downtown skyline. Nestled in the highly sought-after Tuscany Ravine community, this home combines peaceful living with lush green spaces and convenient access to top-rated schools. As you approach, you're greeted by charming front landscaping featuring a mature crab-apple tree, setting a warm and inviting first impression. Inside, the open floor plan welcomes you with a bright, spacious living room adorned with a cozy fireplace and large windows/patio door fitted with remote blinds that bathe the space in natural light. The gourmet kitchen is a chef's dream, equipped with sleek stainless-steel appliances, a modern dual-oven gas stove, a newly installed undermount sink, garburator and a handy corner pantry. It seamlessly connects to a beautiful wood deck, perfect for entertaining, with a gas nook for easy BBQs and surrounded by meticulous landscaping for those perfect evening gatherings. For gardening enthusiasts, the backyard is a true delight, boasting lush greenery and thoughtfully landscaped areas that provide the perfect canvas for your horticultural creativity. Upstairs, the master bedroom is your personal oasis, featuring a 5-piece ensuite and a spacious walk-in closet. A versatile bonus room provides an ideal space for relaxation or entertainment, while two additional bedrooms and a stylish 4-piece bathroom complete this level. The fully finished basement, developed in 2012, adds even more to love with a spacious king-sized fourth bedroom, a true man cave experience, and an additional gas fireplace, creating a cozy retreat. A well-equipped 3-piece bathroom offers extra convenience for guests or family members. The spacious furnace room area comes equipped with a home gym and the space is open to your creativity. This home is packed with thoughtful upgrades, including a new hail-resistant roof (2022), a new washer and dryer, newly installed humidifier, air conditioning, remote blinds in the living room and master bedroom, an irrigation system, and a freshly painted garage door/washrooms and the bonus room. For added convenience, there's a larger 60-gallon water tank and electrical outlets for easy holiday decorating. Immaculately maintained and perfectly blending indoor comfort with outdoor beauty, this home is ready to welcome a new family. With a touch of fresh paint, you can easily revitalize this house and make it truly your own. Don't miss your chance to own this exceptional gem in Tuscany Ravine. Schedule a viewing today and experience the dream!**

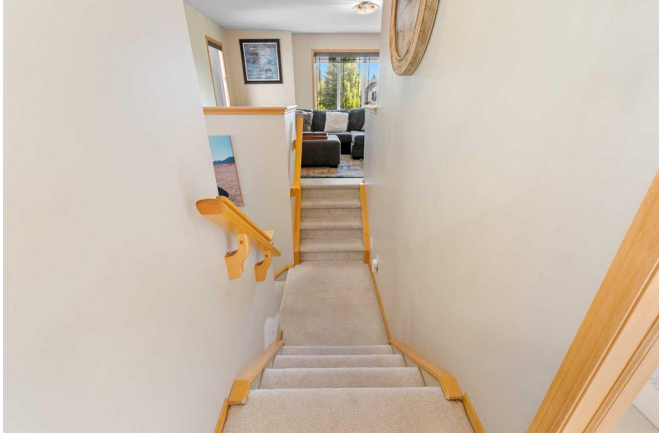
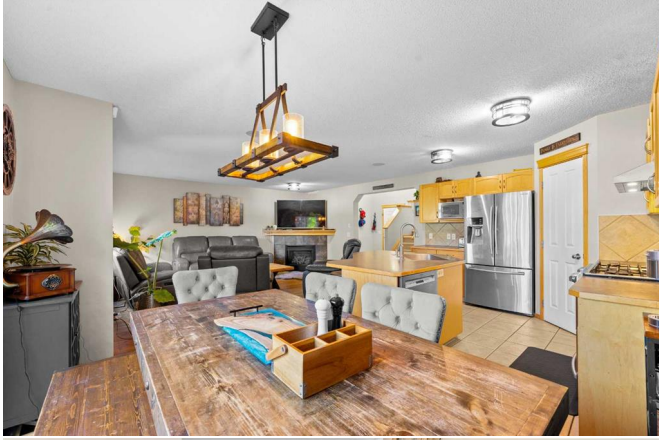
Inclusions:  
Property Listed By:

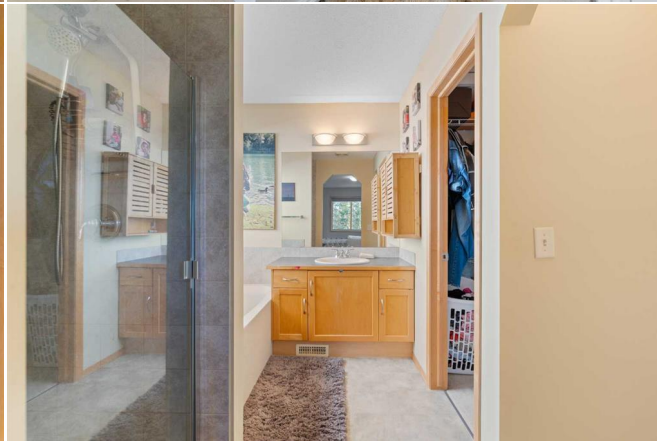
**None**  
**PREP Realty**

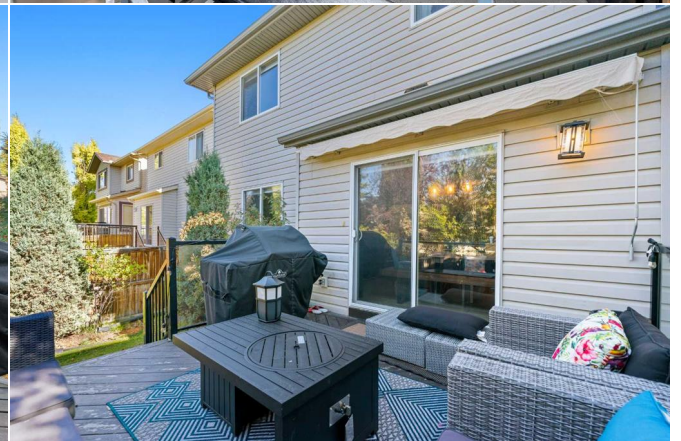
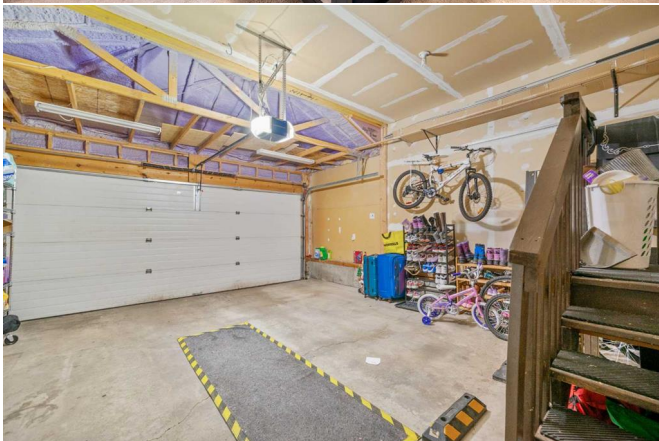
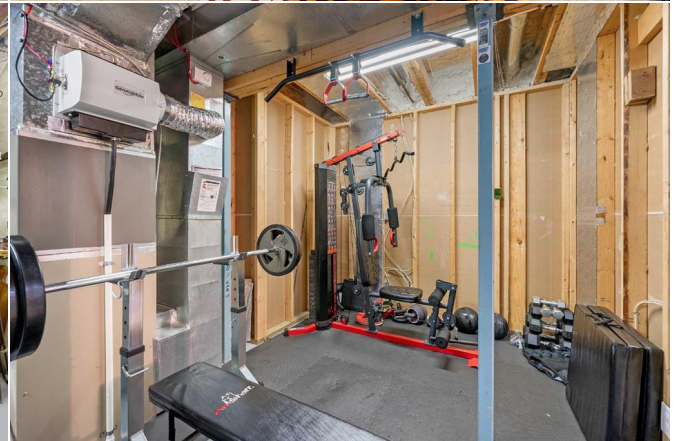
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

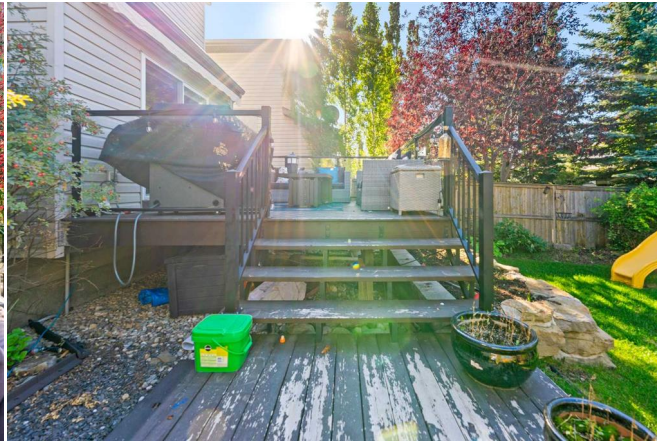
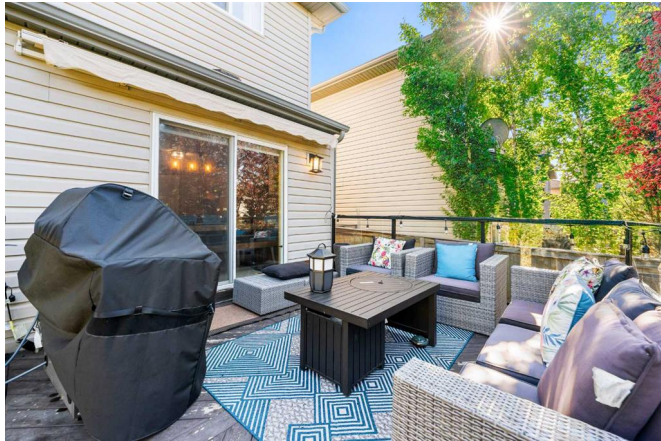












**209 Tuscany Ravine Rd NW, Calgary, AB**

Main Floor Exterior Area 610.00 sq ft  
Excluded Area 417.00 sq ft



PREPARED: 2024/09/19



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**209 Tuscany Ravine Rd NW, Calgary, AB**

2nd Floor Exterior Area 767.25 sq ft  
Excluded Area 610.00 sq ft



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**209 Tuscany Ravine Rd NW, Calgary, AB**

Basement (Below Grade) Exterior Area 717.00 sq ft



PREPARED: 2024/09/19



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