



THE
A-TEAM

**RE/MAX
FIRST**

209 TUSCANY RAVINE Road, Calgary T3L 2W9

MLS®#: **A2182786**

Area: **Tuscany**

Listing Date: **12/09/24**

List Price: **\$719,999**

Status: **Active**

County: **Calgary**

Change: **-\$1, 09-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,971 sqft**
Lot Shape:

Access:

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

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
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
Living Room	Main	13`0" x 17`0"
Dining Room	Main	12`0" x 7`4"
Bedroom	Upper	12`5" x 9`6"
Laundry	Main	9`0" x 5`10"
Bedroom	Upper	9`0" x 11`1"
Bedroom - Primary	Upper	12`2" x 13`5"
Game Room	Basement	12`7" x 16`5"

Room	Level	Dimensions
Kitchen	Main	12`0" x 11`8"
4pc Ensuite bath	Upper	12`3" x 8`2"
2pc Bathroom	Main	4`8" x 4`9"
4pc Bathroom	Upper	9`0" x 7`3"
Family Room	Upper	18`0" x 13`6"
Bedroom	Basement	11`0" x 11`0"
3pc Bathroom	Basement	6`3" x 10`9"

Exercise Room

Basement

12`7" x 16`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0311537

Remarks

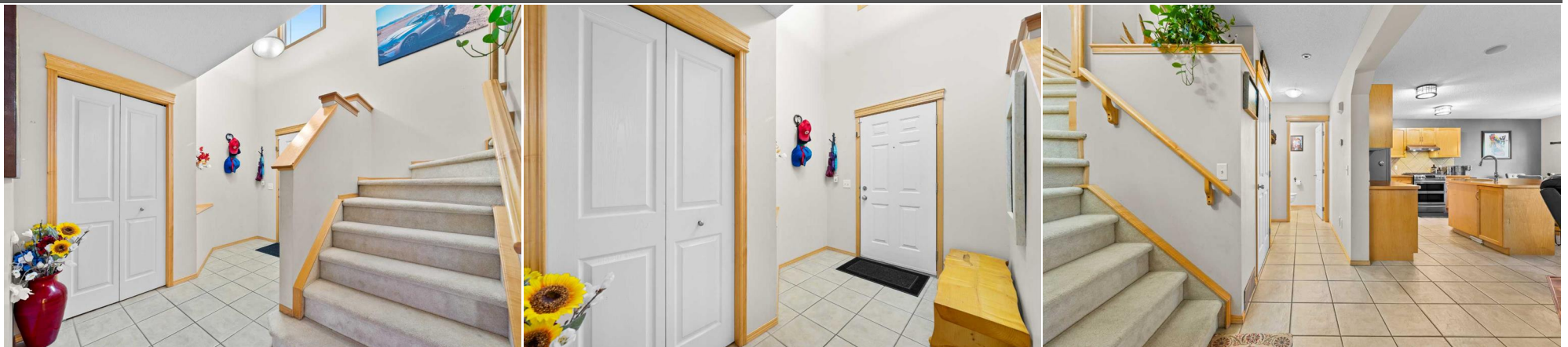
Pub Rmks:

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:

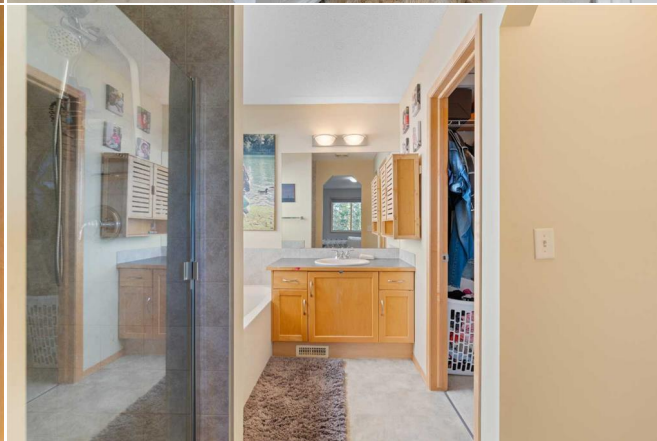
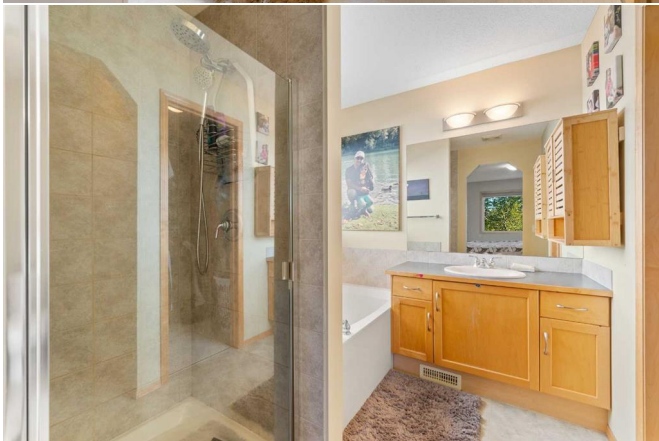
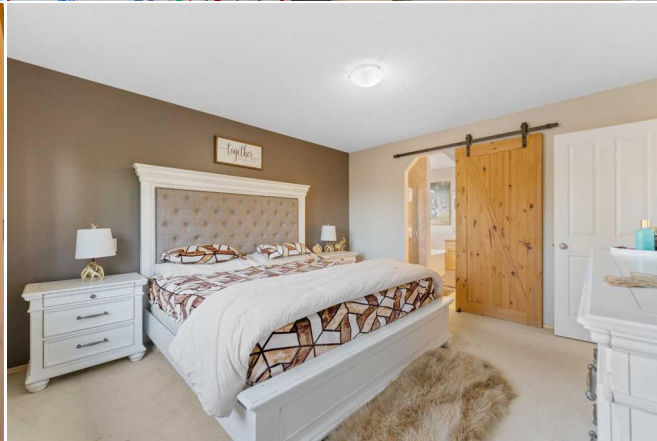
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PREP Realty

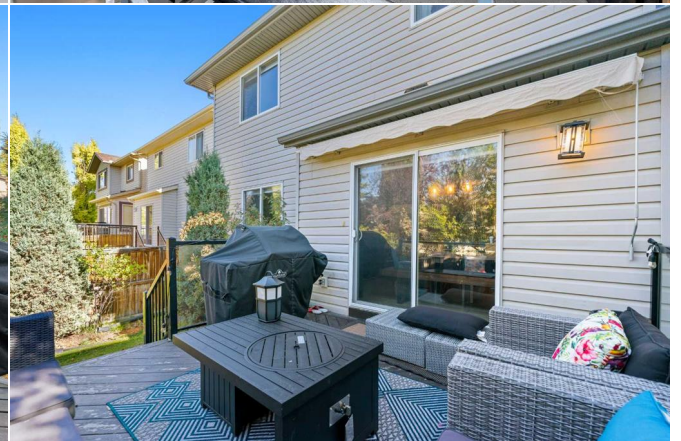
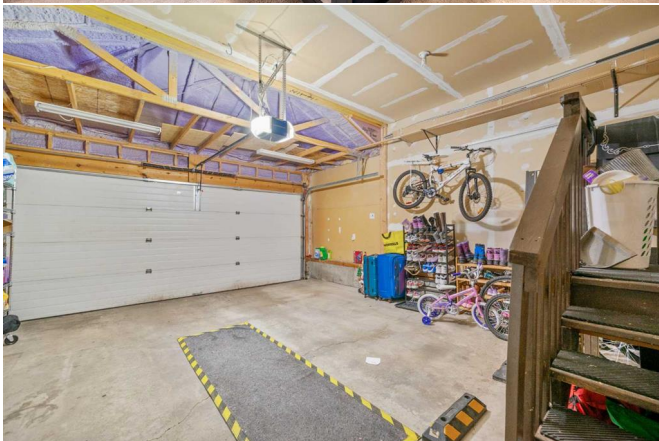
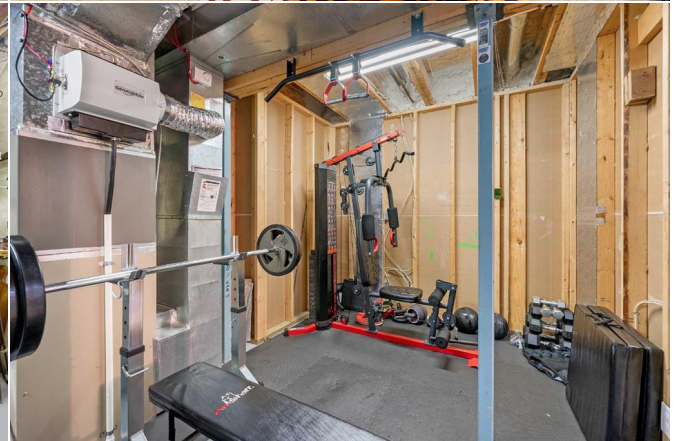
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

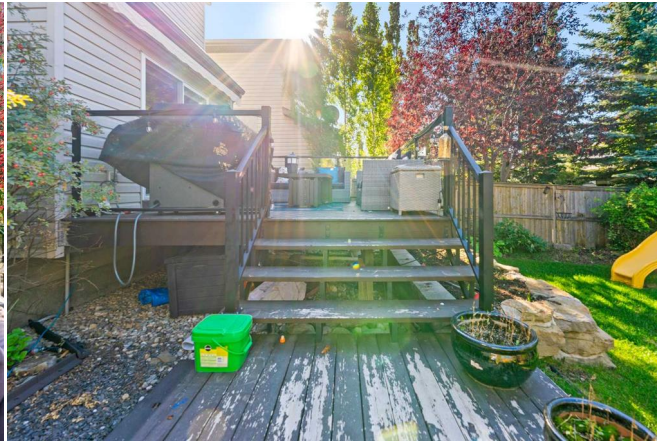
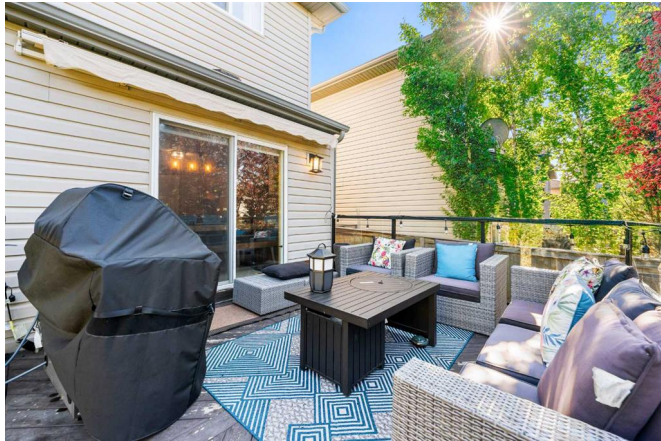












209 Tuscany Ravine Rd NW, Calgary, AB

Main Floor Exterior Area 65.00 sq ft
Excluded Area 417.09 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 70.25 sq ft
Excluded Area 61.04 sq ft



PREPARED: 2024/09/19



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209 Tuscany Ravine Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 717.82 sq ft



PREPARED: 2024/09/19



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