



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**245 TUSCANY RAVINE View, Calgary T3L 2W1**

MLS®#: **A2195804**

Area: **Tuscany**

Listing Date: **02/27/25**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area

Abv Sqft: **1,678**  
Low Sqft:  
Ttl Sqft: **1,678**

DOM

**0**

Layout

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

Parking

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

Access:

Lot Feat: **Garden,Landscaped,See Remarks,Underground Sprinklers**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **0310801**

Zoning: **R-CG**

Remarks

Pub Rmks: **Nestled on a charming, family-friendly street, this beautifully updated home is just a short walk from scenic walking paths and playgrounds—an ideal setting for an**

active family. Step inside to find wide-plank white oak vinyl flooring that flows throughout much of the main level, creating a warm and welcoming feel. A front den with a door offers a quiet space for those who work from home or need a versatile extra room. The heart of the home is the renovated kitchen, where white and charcoal cabinetry contrast beautifully with quartz countertops and a classic subway tile backsplash. Thoughtful details like under-cabinet lighting and stainless steel appliances enhance both functionality and style. Just beyond, the spacious dining nook easily accommodates a large table—perfect for family meals or entertaining. The adjacent family room is designed for comfort, featuring a slight vault in the ceiling and a striking floor-to-ceiling fireplace flanked by windows that overlook the backyard. New trim-work throughout much of the home adds a refined touch, while the updated powder room, with its classic wainscoting, enhances the main level's charm. Upstairs, three well-sized bedrooms await, including the primary suite with a walk-in closet and a lovely ensuite featuring quartz counters, a soaker tub, and a separate shower—a private retreat at the end of the day. The finished basement expands the living space with a large rec room, complete with a second fireplace, a dry bar with dual bar fridges, and durable laminate flooring. A fourth bedroom and a full bathroom with a shower make this level ideal for guests, teens, or extended family. Step outside to the sunny backyard, where a cozy deck off the dining nook is perfect for summer BBQs, while a large paver-stone patio offers additional space to relax or entertain. Mature trees provide excellent privacy in the warmer months, and a tranquil water feature adds a peaceful touch. An irrigation system keeps the yard lush with ease. Additional features include central air conditioning and smart wiring for Christmas lights—small conveniences that make a big difference. With parks, pathways, and schools just minutes away, this home is perfectly suited for family life—thoughtfully updated and ready to be enjoyed.

Inclusions:  
Property Listed By:

Hoodfan, Garage Opener with Remote Controls, 2 Bar Fridges  
Real Broker

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











