



**GRASSROOTS**  
REALTY GROUP

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**206 Tuscany Ravine Close NW  
Calgary, Alberta**

**MLS # A2232261**



**\$889,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Built-in speakers (as-is, seller has never used), Doorbell, TV in kitchen, Projector, Stereo in Pantry, Security system		

**PRICE REDUCED!!!** Looking for a home that blends thoughtful design with natural beauty? Welcome to this exceptional 4-bedroom, fully finished home tucked away on a quiet street in one of Calgary's most desirable NW communities — Tuscany. Backing onto a RAVINE with NO REAR NEIGHBOURS, this peaceful retreat offers trees, beautiful views and a serene setting perfect for morning coffees, sunset dinners, firepit meals and family gatherings. Step inside to be greeted by a soaring 18-foot ceiling and windows that fill the space with natural light. Whether you're entertaining or enjoying a quiet evening by the fireplace, the atmosphere is warm, open, and inviting. The open-concept main floor features a stylish kitchen with a NEW ELECTRIC STOVE and MICROWAVE (2024), a central island and a formal dining room ideal for hosting. A dedicated HOME OFFICE makes working remotely easy and comfortable. Upstairs, the primary suite is a relaxing escape with a 5-piece ensuite, including a dual vanity, soaker tub and stand-alone shower. Two additional bedrooms, a 4-piece bath, and a bonus room with a built-in projector—ideal for movie nights and family fun. A convenient laundry room complete with a washer and dryer complements this upper level — perfect for family life. The professionally FINISHED BASEMENT adds even more living space, complete with a large recreation room, 4-piece bath, kitchenette, and an additional room for guests, hobbies, or flexible living. Additional upgrades include a NEWER FURNACE installed in 2021, providing you with well-deserved peace of mind. The property is thoughtfully designed, offering numerous upgrades (over \$15,000), which includes a COMPLETE ROOF REPLACEMENT (June 2025). This home is ideal for both families and professionals. This fantastic property is just

steps from playgrounds, Twelve Mile Coulee Park, close to schools (Catholic K&ndash;9, English and French programs), the Tuscany Club, local shopping and much more. This is more than a home &mdash; it&rsquo;s a lifestyle. Book your private showing and experience the best of Tuscany living!