

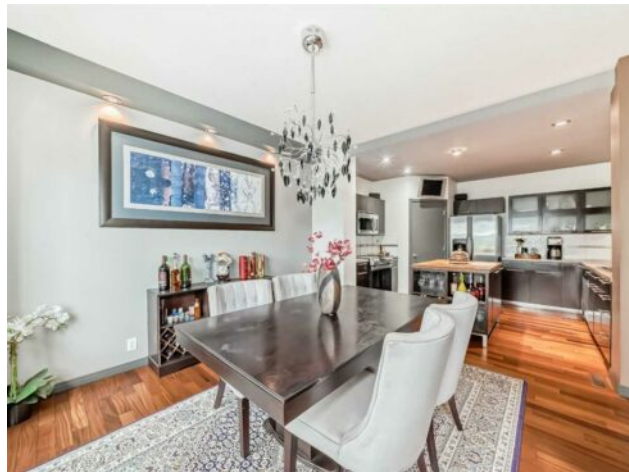


GRASSROOTS
REALTY GROUP

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206 Tuscany Ravine Close NW
Calgary, Alberta

MLS # A2259866



\$889,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Built-in speakers (as-is, seller has never used), Doorbell, TV in kitchen, Projector, Stereo in Pantry, Security system

Looking for a Northwest Calgary home that combines thoughtful design, modern upgrades, and natural beauty? This exceptional 4-bedroom, fully finished basement in the highly sought-after Tuscany Community offers precisely that. Tucked away on a quiet street and backing onto a serene ravine with no rear neighbours, the property provides peaceful views of mature trees and a private setting perfect for morning coffees, sunset dinners, or evenings around the firepit. Inside, a grand foyer welcomes you with soaring 18-foot ceilings and windows that fill the space with natural light. The open-concept main floor is warm and inviting, ideal for entertaining or relaxing by the gas fireplace. A stylish kitchen features a new electric stove and microwave, both replaced in 2024, a central island, and a formal dining room, while a dedicated home office makes remote work easy. Upstairs, the primary suite is a true retreat featuring a five-piece ensuite that includes a dual vanity, soaker tub, and stand-alone shower. Two additional bedrooms, a four-piece bath and a bonus room with a built-in projector create space for movie nights and family fun. A convenient laundry room with a washer and dryer completes this level. The professionally finished basement adds even more living space with a large recreation room, a four-piece bath, a kitchenette, and an additional room for guests, hobbies, or a gym. Recent updates provide peace of mind and value, including a newer high-efficiency furnace (installed in 2021) and a complete roof replacement in June 2025. This home is ideally situated just steps from playgrounds and Twelve Mile Coulee Park and close to excellent schools offering Catholic K–9 as well as English and French programs. The Tuscany Club, local shopping, and convenient transit options are all nearby. Offering a rare combination of privacy,

thoughtful design, and extensive upgrades, this property delivers the best of Tuscany living. View this property and experience why this Northwest Calgary community remains one of the city’s most desirable places for an upgraded lifestyle and your forever home!