



GRASSROOTS
REALTY GROUP

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16 Tuscany Ravine Court NW
Calgary, Alberta

MLS # A2261209



\$769,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub (as is), Built in espresso machine (not operating sold as is)

A rare find in the beautiful community of Tuscany! This meticulously maintained 4 bedroom, 3.5 bathroom home backs directly onto green space with direct views of COP. From the moment you walk in, you'll be impressed by the open-to-above foyer and the warmth of the freshly refinished natural hardwood floors throughout the main level. The open-concept kitchen features a central island, corner pantry, and stainless steel appliances, overlooking the inviting living room with its elegant gas fireplace. A spacious dining area flows seamlessly onto the massive backyard, complete with a two-tiered deck and ultimate privacy thanks to the greenspace behind. The main floor is rounded out with a 2-pc bathroom and a convenient laundry room. Upstairs, you'll find a bright and spacious bonus room featuring large west-facing windows and a built-in surround sound setup—perfect for entertaining or as a family play area. The primary retreat includes a 4-pc ensuite with a relaxing soaker tub, walk-in closet, and built-in wardrobe. Two more generously sized bedrooms and another full bathroom complete the upper level. The fully finished basement (2022) offers a large family room with a cozy electric fireplace, an additional bedroom, a 4-pc bathroom, and ample storage. Step outside into your private backyard oasis with lush landscaping, a two-tiered deck, and a hot tub overlooking the green space—with no neighbours behind. Other updates include: Refinished hardwood flooring (2025), new roof (2023), washer (2022), dryer (2024), dishwasher (2023), and hot water tank (2025). Perfectly located just minutes from Stoney Trail, top schools, shopping, restaurants, and Calgary's extensive bike path system—this is the ideal home for family living.

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