



82 TUSCANY RAVINE Road NW
Calgary, Alberta

MLS # A2181629



\$719,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Mixed, See Remarks, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: None

OPEN HOUSE April 6 2025 2PM to 4PM, Beautiful former show home in the excellent community of Tuscany. Move in ready. 2 story home with completely professional finished basement. Main floor has large open plan, family room with two story windows and a cozy fireplace with a large mantel. The kitchen is bright and spacious with an oversized island with overhead lighting, Walk-through pantry leading to the laundry room and the garage. The dining nook opens to a beautiful newly painted deck, and large east-facing backyard. Freshly painted fence. Built-in vacuum system on all floors. Newer roof. Large 2 car drywalled, finished and painted garage. New 60 oz. carpet upstairs with 9 oz. underlay. 3 Large-sized bedrooms, Ensuite with 4 piece bathroom and walk-in closet. Fully finished basement includes an additional large bathroom and spacious family room . Newer hot water tank and well maintained furnace, Non smoking home No pets. Great street access and walking distance to many amenities, including the Tuscany Club and lake, schools, playgrounds and shopping.