$889,000 - 206 Tuscany Ravine Close Nw, Calgary

MLS® #A2232261

$889,000

4 Bedroom, 4.00 Bathroom, 2,065 sqft
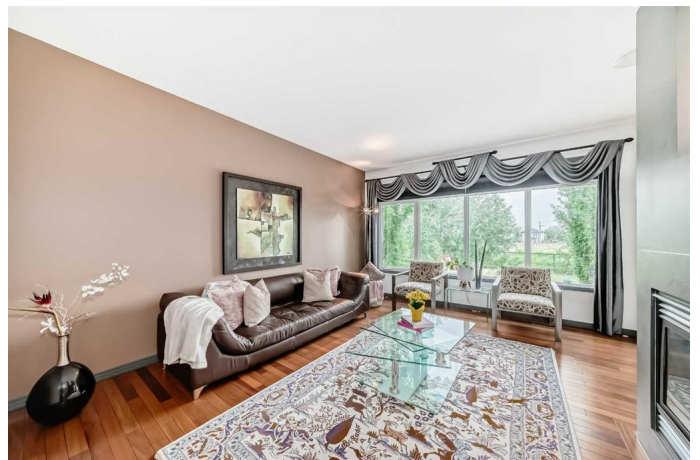Residential on 0.12 Acres

Tuscany, Calgary, Alberta

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 Kâ€"9, English and French programs), the Tuscany Club, local shopping and much more.

This is more than a home â€" itâ€™s a lifestyle. Book your private showing and experience the best of Tuscany living!

Built in 2004

Essential Information

MLS® #	A2232261
Price	$889,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,065
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	206 Tuscany Ravine Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X4

Amenities

Amenities	Clubhouse, Community Gardens, Playground, Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior 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
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Free Standing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	64
Zoning	R-CG

| HOA Fees | 307 |
| HOA Fees Freq. | ANN |

Listing Details

| Listing Office | One Percent Realty |