

\$900,000 - 477 Tuscany Ravine Road Nw, Calgary

MLS® #A2256154

\$900,000

4 Bedroom, 4.00 Bathroom, 2,136 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Renovated two-storey home, perfectly situated in the highly desirable community of Tuscany. This stunning residence offers an exceptional blend of modern design and serene living, with a prime location that sides directly onto a park in a quiet area with very few vehicles.

Spanning 2,135.87 square feet above grade, this home features a bright and open-concept floor plan. Recent renovations have given the interior a refreshed feel, including a new kitchen and a redesigned mudroom on the main floor. The rich hardwood floors have been professionally re-sanded, highlighting the home's meticulous upkeep. Enjoy stunning mountain views from the home's main living areas!

The fully developed basement provides additional versatile living space, and the main floor boasts a terrific bonus room, perfect for a family gathering space or a quiet retreat. The home also offers the convenience of a heated garage and the comfort of air conditioning. The outdoor space is just as impressive, featuring a lovely deck with a natural gas line, ideal for barbecuing and entertaining. The meticulously clean property also includes underground sprinklers to keep the landscaping pristine. With its close proximity to walking and biking paths, this home offers an unparalleled lifestyle of comfort and convenience.

Built in 2006



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2256154 |
| Price | \$900,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,136 |
| Acres | 0.09 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 477 Tuscany Ravine Road Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L3B2 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Community Gardens, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Room |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|----------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage |
| Lot Description | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 18th, 2025 |
| Days on Market | 3 |
| Zoning | R-CG |
| HOA Fees | 257 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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