

# \$874,900 - 209 Tuscany Ravine Terrace Nw, Calgary

MLS® #A2233922

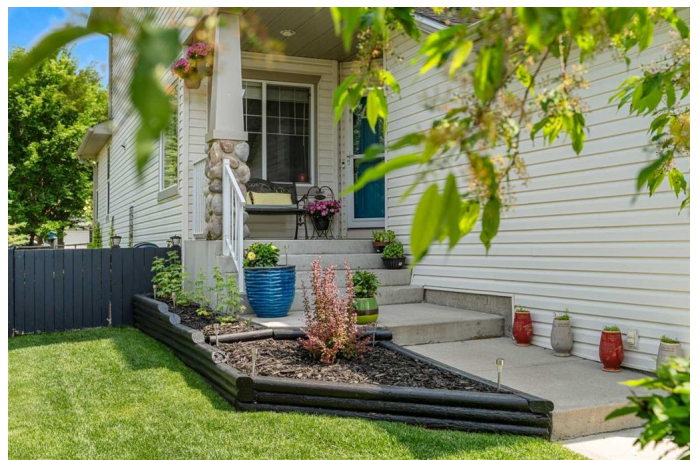
**\$874,900**

4 Bedroom, 4.00 Bathroom, 2,078 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Discover unparalleled living in this exquisite 2,084 sq ft two-story home, crafted by Beattie Homes in the sought-after Alpine 4 layout, nestled in the heart of Tuscany, Calgary's premier northwest community. Boasting a 950 sq ft fully finished basement, this 3,034 sq ft of total living space masterpiece offers 4 spacious bedrooms, 3 luxurious bathrooms, and a rare park-adjacent backyard that delivers unmatched privacy and direct access to a children's playground—perfect for families, entertaining, or quiet relaxation. Step inside to a grand open-concept main floor, where soaring vaulted ceilings and abundant natural light create an inviting ambiance, complemented by a cozy gas fireplace. The 2019 gourmet kitchen is a chef's dream, featuring sleek granite countertops, full-height cabinetry, and premium appliances, seamlessly flowing into a spacious eating area that opens to a professionally landscaped backyard. Stay cool year-round with rare central air conditioning, a standout feature in Calgary's warm summers. Upstairs, the expansive primary suite is a true retreat, complete with a spa-inspired ensuite boasting dual sinks, a soaking tub, and a walk-in shower. Two additional oversized bedrooms offer ample space for kids, guests, or hobbies. The fully finished basement is a game-changer, with a generous recreation room featuring a second gas fireplace, a fourth bedroom, and a full ensuite bath—ideal for teens, in-laws, or potential rental income.



(subject to city approval). Work from home with ease in the main floor office, conveniently located off the entrance, and enjoy the practicality of main floor laundry. The double front-attached garage, complete with a loft for extra storage, ensures space for vehicles, outdoor gear, or seasonal items. Located steps from top-rated schools like Twelve Mile Coulee and Eric Harvie, vibrant parks, and Tuscany Market Square’s shops and dining, this home offers unmatched connectivity with quick access to Crowchild and Stoney Trails for seamless commutes to downtown or beyond. Priced at \$874,900, this move-in-ready gem combines modern upgrades, expansive living space, and a premium lot that sets it apart from the competition. In a balanced market, homes with this level of quality and location don’t last long. Don’t miss your chance to own a slice of Tuscany’s finest—book your private showing today and experience the lifestyle, comfort, and value this extraordinary home delivers!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233922    |
| Price          | \$874,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,078       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 209 Tuscany Ravine Terrace Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L 2S6                       |

## Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area, Playground, Recreation Facilities                                      |
| Parking Spaces | 4                                                                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Garage Faces Rear |
| # of Garages   | 2                                                                                                    |

## Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings, Wine Refrigerator                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                                                                                       |
| Fireplaces        | Gas, Mantle, Raised Hearth, Stone, Decorative                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                                                                          |

## Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Few Trees |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                              |
| Foundation        | Poured Concrete                                                                                                              |

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 5    |
| Zoning         | R-CG |
| HOA Fees       | 231  |
| HOA Fees Freq. | ANN  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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