

# \$719,000 - 82 Tuscany Ravine Road Nw, Calgary

MLS® #A2181629

**\$719,000**

3 Bedroom, 4.00 Bathroom, 1,619 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

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. Well maintained furnace, Non smoking home No pets. Large back yard, Garage drywalled and painted. Great street access and walking distance to many amenities, including the Tuscany Club and lake, schools, playgrounds and shopping.

Built in 2002

## Essential Information

MLS® #	A2181629
Price	\$719,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2



Square Footage	1,619
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	82 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2R9

### Amenities

Amenities	Park, Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, On Street
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Stove, Microwave Hood Fan, See Remarks, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame, Aluminum Siding, See Remarks

Foundation                Poured Concrete

**Additional Information**

Date Listed                November 30th, 2024  
Days on Market        211  
Zoning                      SR  
HOA Fees                  265  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Landan Real Estate

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