

# \$738,900 - 182 Tuscany Ravine Road Nw, Calgary

MLS® #A2260090

**\$738,900**

4 Bedroom, 4.00 Bathroom, 1,757 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

This fully developed home offers over 2,500 sq. ft. of living space and has been beautifully updated inside and out. The main floor features a bright and open kitchen with classic white cabinetry, granite counters, and stainless steel appliances, including a new fridge (2023) and new dishwasher (2025). A spacious dining area overlooks the landscaped, fenced backyard, while the cozy living room with fireplace makes the perfect gathering space.

Upstairs, a large bonus room with oversized windows fills the home with natural light, complemented by three generous bedrooms. The primary suite is complete with a walk-in closet and private ensuite, easily accommodating king-sized furnishings. The lower level is fully finished with fresh paint, new carpet, a fourth bedroom, a full bathroom, and a huge recreation area ideal for a media room or play space.

Important updates include a new roof (2023), new pot lights (2024) offering both comfort and peace of mind. With its functional layout, modern finishes, and family-friendly location, this move-in ready property is an excellent opportunity you won't want to miss!

Built in 2002

## Essential Information

MLS® #

A2260090



|                |             |
|----------------|-------------|
| Price          | \$738,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,757       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 182 Tuscany Ravine Road Nw |
| Community   | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L 2T1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 20                   |
| Zoning         | R-CG                 |
| HOA Fees       | 292                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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