

\$769,900 - 16 Tuscany Ravine Court Nw, Calgary

MLS® #A2261209

\$769,900

4 Bedroom, 4.00 Bathroom, 1,808 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

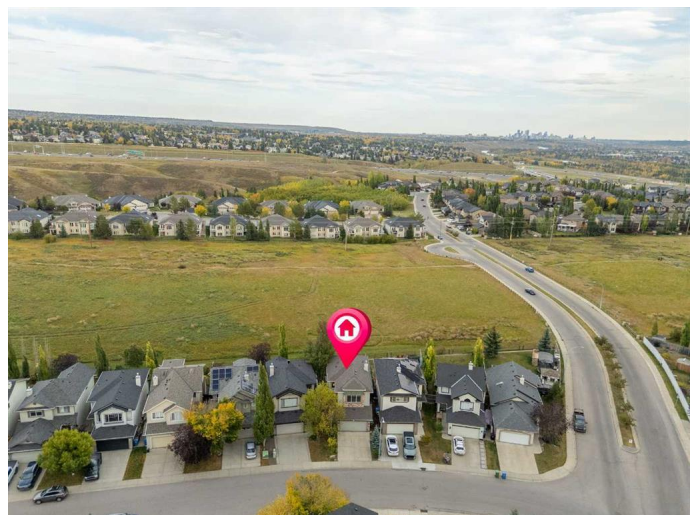
A rare find in the beautiful community of Tuscany!

This meticulously maintained 4 bedroom, 3.5 bathroom home backs directly onto green space with direct views of COP. From the moment you walk in, youâ€™ll be impressed by the open-to-above foyer and the warmth of the freshly refinished natural hardwood floors throughout the main level.

The open-concept kitchen features a central island, corner pantry, and stainless steel appliances, overlooking the inviting living room with its elegant gas fireplace. A spacious dining area flows seamlessly onto the massive backyard, complete with a two-tiered deck and ultimate privacy thanks to the greenspace behind. The main floor is rounded out with a 2-pc bathroom and a convenient laundry room.

Upstairs, youâ€™ll find a bright and spacious bonus room featuring large west-facing windows and a built-in surround sound setupâ€”perfect for entertaining or as a family play area. The primary retreat includes a 4-pc ensuite with a relaxing soaker tub, walk-in closet, and built-in wardrobe. Two more generously sized bedrooms and another full bathroom complete the upper level.

The fully finished basement (2022) offers a large family room with a cozy electric fireplace, an additional bedroom, a 4-pc bathroom, and ample storage.



Step outside into your private backyard oasis with lush landscaping, a two-tiered deck, and a hot tub overlooking the green spaceâ€™with no neighbours behind.

Other updates include: Refinished hardwood flooring (2025), new roof (2023), washer (2022), dryer (2024), dishwasher (2023), and hot water tank (2025).

Perfectly located just minutes from Stoney Trail, top schools, shopping, restaurants, and Calgaryâ€™s extensive bike path systemâ€™this is the ideal home for family living.

Built in 2004

Essential Information

MLS® #	A2261209
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Tuscany Ravine Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2X3

Amenities

Amenities Park, Playground
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks, Street Lighting, Views
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 1st, 2025
Days on Market 1
Zoning R-CG
HOA Fees 293
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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