

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

MLS® #A2233922

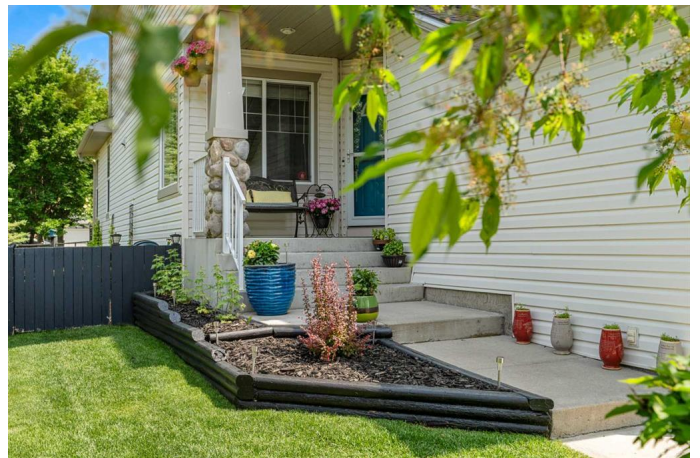
**\$874,900**

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
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Days on Market	7
Zoning	R-CG
HOA Fees	231
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	RE/MAX Realty Professionals
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