



GRASSROOTS
REALTY GROUP

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**206 Tuscany Ravine Close NW
Calgary, Alberta**

MLS # A2288176



\$870,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Built-in speakers (as-is, seller has never used), Doorbell, TV in kitchen, Projector, Stereo in Pantry, Security system (no contract)		

RAVINE-BACKING GEM WITH MOUNTAIN VIEWS. Experience the pinnacle of Northwest Calgary living in this exceptional 4-bedroom sanctuary, tucked away on a quiet, coveted street in the heart of Tuscany. Backing directly onto a SERENE RAVINE, this home offers a private escape with unobstructed, breathtaking views stretching from Canada Olympic Park to the Rocky Mountains. The grand foyer welcomes you with soaring 18-foot ceilings and windows that flood the home with natural light. The open-concept main floor is designed for both entertaining and daily comfort, featuring a dedicated home office for remote work and a warm living area anchored by a gas fireplace. The stylish kitchen is equipped with a central island and a NEWER ELECTRIC STOVE and MICROWAVE (both replaced in 2024), flowing seamlessly into a formal dining room. Upstairs, the primary suite serves as a true retreat with a five-piece ensuite, dual vanity, and a deep soaker tub. The upper level is completed by two additional bedrooms, a four-piece bath, a convenient laundry room, and a BONUS ROOM featuring a built-in projector—perfect for family movie nights. The professionally finished basement significantly expands your living space, offering a large recreation room, a fourth full bathroom, a kitchenette, and a versatile room ideal for guests, a home gym, or hobbies. Significant recent updates provide long-term peace of mind and value, including ROOF REPLACEMENT (2025) and HIGH-EFFICIENCY FURNACE (2021). This home is ideally situated just steps from playgrounds and Twelve Mile Coulee Park, with access to excellent Catholic K-9, English, and French Immersion programs. Enjoy the lifestyle benefits of the Tuscany Club, local shopping, and nearby transit. This property delivers a rare combination of privacy, thoughtful design, and extensive

upgrades. View this home and experience why Tuscany remains one of the city's most desirable communities for an upgraded lifestyle.