



GRASSROOTS
REALTY GROUP

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88 Tuscany Ravine Crescent NW
Calgary, Alberta

MLS # A2327482



\$699,990

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

Tucked away on a quiet crescent in family-friendly Tuscany, this home offers a rare reverse-pie lot – wider at the back for a generously sized, south-facing backyard that enjoys all-day sun. Directly beyond your fence lies green space, with the 12 Mile Coulee trail system just steps away – perfect for morning walks, evening jogs, or taking the dog out. The neighbourhood playground is also within a short stroll, making this a perfect retreat for outdoor lovers. Inside, the open main level feels bright and inviting with 9-foot ceilings, creating an airy and spacious atmosphere. The kitchen anchors the space with an upgarded large island, ample pantry, and recent appliance updates: stainless steel fridge and dishwasher, plus a whole-home water softener installed in 2024. The living room, complete with fireplace, flows into the dining area and out to a spacious deck – ideal for summer gatherings. A main-floor mudroom with laundry connects to the insulated double garage, and a 2-piece bath adds everyday convenience. Downstairs, the finished basement offers a versatile rec room pre-wired for media, a recently updated bathroom, and a wet bar – perfect for movie nights or entertaining. The mechanical room houses a 2021 high-efficiency furnace and a 50-gallon hot water tank. Upstairs, three well-proportioned bedrooms include a primary suite with walk-in closet and ensuite. The home is pre-wired for Ethernet throughout, ensuring dependable high-speed connectivity for work, streaming, or gaming. Major upgrades are already taken care of: the roof was replaced in 2019 with premium GAF shingles, and the washer/dryer were also updated in 2025. With nature, trails, and thoughtful improvements all in one place, this home is truly move-in ready – just unpack and enjoy.

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