



GRASSROOTS
REALTY GROUP

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86 Tuscany Ravine Road NW
Calgary, Alberta

MLS # A2347745

\$690,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Private, Street Lighting, View		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Outdoor Shed, Outdoor Gazebo BBQ Cover, Outdoor Swing

Mountain views, a corner-lot setting and green space with pathway access just steps from the home set the tone for this beautifully maintained former Baywest showhome, offering more than 3,000 sq. ft. of developed living space in one of Tuscany's most desirable locations. With green space bordering the side of the property, the home enjoys an added sense of privacy, openness and separation from neighbouring homes. Its west-facing backyard and southern corner exposure allow an abundance of natural light to move throughout the home during the day. The main level feels warm and inviting with Brazilian cherry hardwood, elegant tray ceilings, large windows and a gas fireplace anchoring the living area. The kitchen is finished with granite countertops, rich cabinetry, a large central island with seating, pantry storage and a new gas range installed in 2026, while the adjoining dining area overlooks the private backyard and substantial concrete patio, providing plenty of room for outdoor dining, lounging and entertaining. Ideal for hosting family and friends, the property also benefits from abundant visitor parking along the front and side of the home, combining convenience with the added privacy and openness of its desirable corner-lot setting. Upstairs, the vaulted bonus room takes full advantage of the home's elevated outlook, with a large picture window framing beautiful mountain views. Thoughtfully positioned on the opposite side of the upper level, the generous primary bedroom offers a sense of privacy and retreat, complete with an updated ensuite featuring dual sinks and a tiled shower. Two additional bedrooms and a renovated main bathroom complete the upper floor. Downstairs, the finished lower level expands the living space with a large family and recreation area, fourth bedroom, full bathroom and updated basement windows that bring

in excellent natural light. Significant updates include a new roof in 2026, new gas range in 2026, washer and dryer from 2024, hot water tank from 2021, replacement lower-level windows, an updated powder-room countertop and regular furnace maintenance. The double attached garage also includes EV charging. The location adds another layer of appeal, with green space, walking and cycling paths, nearby playing fields and access to Tuscany's extensive pathway network all close by. Twelve Mile Coulee, Bowness Park, the Bow River pathway system and WinSport/Canada Olympic Park are all easily accessible, while shopping, restaurants, schools, recreation and the Tuscany CTrain station keep everyday conveniences within reach. Best of all, the location combines mountain views and easy access to nature with the convenience of Stoney Trail and Crowchild Trail, keeping you well connected throughout Calgary and west toward the Rockies. A rare combination of privacy, space, natural light, mountain views, thoughtful updates and an exceptional Tuscany location.