

## 182 Tuscany Ravine Road NW Calgary, Alberta

**MLS # A2260090**



**\$719,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	N/A
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This fully developed home offers over 2,500 sq. ft. of living space and has been beautifully updated inside and out. The main floor features a bright and open kitchen with classic white cabinetry, granite counters, and stainless steel appliances, including a new fridge (2023) and new dishwasher (2025). A spacious dining area overlooks the landscaped, fenced backyard, while the cozy living room with fireplace makes the perfect gathering space. Upstairs, a large bonus room with oversized windows fills the home with natural light, complemented by three generous bedrooms. The primary suite is complete with a walk-in closet and private ensuite, easily accommodating king-sized furnishings. The lower level is fully finished with fresh paint, new carpet, a fourth bedroom, a full bathroom, and a huge recreation area ideal for a media room or play space. Important updates include a new roof (2023), new pot lights (2024) offering both comfort and peace of mind. With its functional layout, modern finishes, and family-friendly location, this move-in ready property is an excellent opportunity you won't want to miss!