

116 Tuscany Ravine Crescent NW Calgary, Alberta

MLS # A2354016

\$750,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: Saturday, October 24, 12–4 PM & Sunday, October 25, 12–4 PM. Welcome to 116 Tuscany Ravine Crescent NW, a bright and beautifully kept 4-bedroom, 3.5-bathroom two-storey on a quiet crescent in family-favourite Tuscany — complete with a backyard surprise you won’t find anywhere else. Sunlight pours through the open main floor, where the kitchen with centre island and corner pantry flows into the dining nook and a welcoming living room anchored by a cozy corner fireplace. Upstairs, a vaulted family room offers a second place to gather, alongside a serene primary retreat with walk-in closet and 4-piece ensuite, two more bedrooms, and a full bath, while the developed basement adds a spacious rec room, fourth bedroom, and third full bathroom. Step outside and fall in love: the brand-new rear deck opens onto a large, fully fenced yard wrapped in towering poplars and mature spruce, with a beautiful stone fire pit lounge for starlit evenings — and tucked at the back, a one-of-a-kind custom-built two-level tiny house in classic barn blue, featuring a finished, powered studio below and a skylit loft hideaway above, perfect as a home office, creative space, or the neighbourhood’s best playhouse. With a brand-new roof overhead and ravine pathways, schools, parks, and the Tuscany LRT just minutes away, this is the kind of home where memories are made to be cherished forever — move in and start yours.