

# \$699,900 - 18 Tuscany Ravine Terrace Nw, Calgary

MLS® #A2253752

**\$699,900**

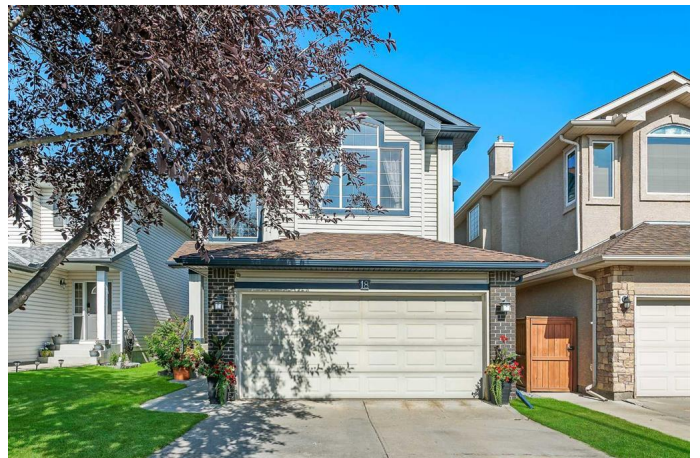
4 Bedroom, 4.00 Bathroom, 1,703 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Located perfectly, just steps to 12 Mile Coulee Ravine, this 3+1 bedroom home exudes pride of ownership throughout & offers over 2300 sq ft of developed living space. The open main level presents a living room with inviting feature fireplace & kitchen thatâ€™s nicely finished with an island/eating bar, plenty of storage space (including pantry), stainless steel appliances & casual dining area. Completing the main level is a 2 piece powder room & laundry/mudroom with access to the double attached garage. The second level hosts a spacious bonus room with vaulted ceiling, 3 bedrooms & a 4 piece bath. The primary bedroom boasts plenty of closet space & private 4 piece ensuite with relaxing soaker tub & separate shower. Basement development includes a family/media room with wet bar, fourth bedroom & 3 piece bath. Other notable features include central air conditioning, a new hot water tank (2022), furnace control module replaced in 2017 & roof replacement in 2014. Outside, enjoy the beautifully landscaped front yard & serene back yard with large deck (with storage underneath) & lovely pergola. This home is conveniently located walking distance to St. Basil Elementary/Junior High school, Tuscany Elementary French Immersion school & Twelve Mile Coulee Junior High school & close to public transit, playground, shopping & easy access to Nose Hill Drive & Stoney Trail.

Built in 2002



## Essential Information

MLS® #	A2253752
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,703
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	18 Tuscany Ravine Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2S9

## Amenities

Amenities	Clubhouse, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 3rd, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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