

**206 Tuscany Ravine Close NW  
Calgary, Alberta**

**MLS # A2288176**



**\$870,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Built-in speakers (as-is, seller has never used), Doorbell, TV in kitchen, Projector, Stereo in Pantry, Security system (no contract)

**RAVINE-BACKING GEM WITH MOUNTAIN VIEWS.** Experience the pinnacle of Northwest Calgary living in this exceptional 4-bedroom sanctuary, tucked away on a quiet, coveted street in the heart of Tuscany. Backing directly onto a SERENE RAVINE, this home offers a private escape with unobstructed, breathtaking views stretching from Canada Olympic Park to the Rocky Mountains. The grand foyer welcomes you with soaring 18-foot ceilings and windows that flood the home with natural light. The open-concept main floor is designed for both entertaining and daily comfort, featuring a dedicated home office for remote work and a warm living area anchored by a gas fireplace. The stylish kitchen is equipped with a central island and a NEWER ELECTRIC STOVE and MICROWAVE (both replaced in 2024), flowing seamlessly into a formal dining room. Upstairs, the primary suite serves as a true retreat with a five-piece ensuite, dual vanity, and a deep soaker tub. The upper level is completed by two additional bedrooms, a four-piece bath, a convenient laundry room, and a BONUS ROOM featuring a built-in projector—perfect for family movie nights. The professionally finished basement significantly expands your living space, offering a large recreation room, a fourth full bathroom, a kitchenette, and a versatile room ideal for guests, a home gym, or hobbies. Significant recent updates provide long-term peace of mind and value, including ROOF REPLACEMENT (2025) and HIGH-EFFICIENCY FURNACE (2021). This home is ideally situated just steps from playgrounds and Twelve Mile Coulee Park, with access to excellent Catholic K-9, English, and French Immersion programs. Enjoy the lifestyle benefits of the Tuscany Club, local shopping, and nearby transit. This property delivers a rare combination of privacy, thoughtful design, and extensive

upgrades. View this home and experience why Tuscany remains one of the city's most desirable communities for an upgraded lifestyle.