

# \$880,000 - 466 Tuscany Ravine Road Nw, Calgary

MLS® #A2211714

**\$880,000**

4 Bedroom, 4.00 Bathroom, 2,244 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE, Friday, May 2nd, 4-6pm, Saturday, May 3rd, 1-3pm, Sunday, May 4th, 1-4pm....Rare Ridge-Lot Gem in Tuscany | 2,253 Sqft | Finished Basement | Spectacular Views. Welcome to this immaculate 2-story home, Cardel Built, one-owner home, in the heart of Tuscany, backing directly onto the ridge – a truly rare and coveted location! With sweeping views and direct access to the extensive walking and biking paths behind the home, this property offers the perfect blend of serenity and convenience. Inside, you'll find 2,253 sqft of beautifully maintained living space. The main floor features a bright, open-concept layout with a chef's kitchen that includes a massive walk-in pantry, stainless appliances, and an oversized island – all flowing seamlessly into the spacious living room, complete with custom-built shelving with built-in speakers and a stunning mantle fireplace. A versatile main floor flex space is perfect for a home office, playroom, or formal dining. Upstairs is a bright, enormous bonus room with high ceilings offers additional space for relaxation or entertaining. Three generous bedrooms include a large primary suite with views of green space. and a stunning, functional ensuite with dual sinks and soaker tub. The fully finished basement includes a storage room, a cozy living area, a wet bar, and an additional bedroom – ideal for guests or a growing family. Step outside to enjoy



theÂ low-maintenance, private backyard, perfect for quiet evenings or morning coffee, all nestled in aÂ peaceful cul-de-sac. A rare home in Tuscany that backs directly onto the ridge.Â Incredible views, exceptional layout, and access to nature at your doorstep â€” this one has it all.

Built in 2006

**Essential Information**

MLS® #	A2211714
Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,244
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	466 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B2

**Amenities**

Amenities	Clubhouse, Park, Parking, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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