

# \$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      | Park, Parking, Clubhouse, 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, Storage, Walk-In Closet(s), Wet Bar, Stone Counters |
| 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, Landscaped, Cul-De-Sac, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Stone, Stucco                                                                       |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |
| HOA Fees       | 307           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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