

\$729,900 - 1 Tuscany Ravine Terrace Nw, Calgary

MLS® #A2234497

\$729,900

5 Bedroom, 4.00 Bathroom, 1,885 sqft
Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Welcome to this stunning two-story residence nestled in the heart of the highly sought-after community of Tuscany. Thoughtfully designed and impeccably maintained, this 5 bedroom, 3.5 bath home blends spacious living with elevated style, offering both comfort and functionality for modern families. Step inside to be greeted by soaring 18-foot vaulted ceilings in the expansive living room, where an abundance of natural light pours through oversized windows, creating an airy and inviting atmosphere. The open-concept main floor is anchored by a beautiful fireplace and flows seamlessly into the dining area and a chef-inspired kitchen featuring room for bar seating, loads of counter space, custom cabinetry, and stainless appliances—perfect for everyday living and entertaining. A dedicated main-floor office provides a quiet and private space ideal for working from home or managing daily tasks. Also on the main level, you’ll find laundry, tons of builtins and a stylish half bath. Upstairs, the large primary suite including a walk-in closet and spa-like ensuite with a soaking tub, separate shower, and oversized vanity. Two more additional bedrooms offer generous space and versatility, along with a full bathroom to accommodate family or guests. This fully finished basement offers additional family space, 2 more bedrooms both with builtin walk in closets and a 3 piece bathroom! Outside, the landscaped backyard is your own private retreat, highlighted by a mini sport court



perfect for summer sports basketball, pickleball, casual play, a patio or potential Rv parking and the perfect ice rink in the winter! A separate deck area great for BBQing, or lounging. Whether you're hosting gatherings or enjoying quiet evenings under the stars, this outdoor space offers year-round enjoyment. Located in the prestigious Tuscany neighborhood, known for its scenic surroundings, top-rated schools, community parks, and walking trails, this home combines luxury living with a vibrant, family-friendly environment. Don't miss the opportunity to own a home that truly has it all—space, style, and a prime location in one of the area's most desirable communities.

Built in 2002

Essential Information

MLS® #	A2234497
Price	\$729,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,885
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1 Tuscany Ravine Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2T1

Amenities

Amenities Park, Picnic Area, Playground, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Corner Lot, Landscaped, Lawn, Level, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2025

Days on Market 1

Zoning R-CG

HOA Fees 307

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.