

# \$1,250,000 - 366 Tuscany Ravine Road Nw, Calgary

MLS® #A2234915

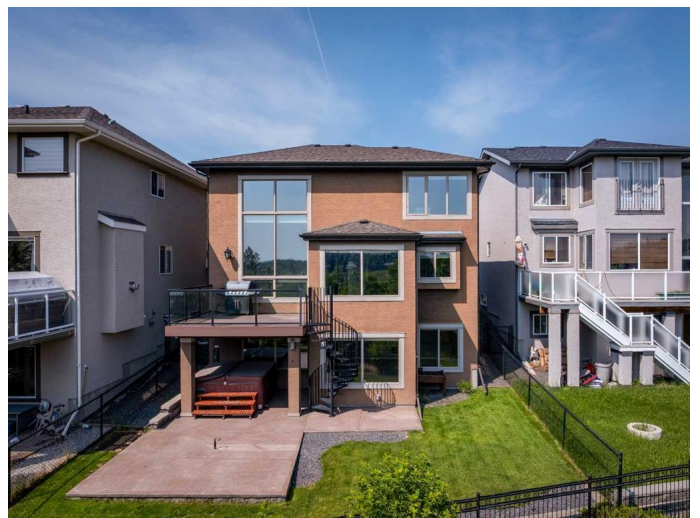
**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 2,542 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Positioned on a rare, ravine-backing walk-out lot on the ridge in one of Tuscany's most desirable pockets, this exceptional estate home offers an elevated lifestyle for the active family. Priced to sell and showcasing over half a million dollars in custom upgrades, this fully finished five-bedroom residence delivers elegance and everyday function with direct access to the ravine pathway system. A charming front porch leads into the foyer with a show-stopping curved staircase and a formal dining room designed for memorable family celebrations. The main floor is flooded with natural light from an expansive wall of windows that frame peaceful ravine views and bring warmth into the open-concept living room and kitchen. A cozy gas fireplace adds ambiance, while the large gourmet kitchen is a true standout with granite counters, maple cabinetry, a generous island, built-in full fridge/freezer, and a walk-in pantry equipped for Costco-sized hauls. The adjacent breakfast nook offers spectacular panoramic views to be enjoyed while breaking bread with loved ones. Double barn doors reveal a thoughtfully designed office with built-in cabinetry, while a discreet 2-piece powder room and a custom mudroom/laundry area with cabinetry help keep family life beautifully organized. Hardwood and custom tile span the main floor under 9' ceilings. Upstairs, the exquisite primary suite captures stunning ravine and city views, and features an indulgent, spa-worthy ensuite with heated floors, a soaker tub, an



oversized shower with seating, a double vanity, and a dreamy walk-in closet. Three additional large bedrooms and a luxurious 4-piece bath round off this upper level. The fully developed walk-out level impresses with high-end finishes, a sleek fireplace and wet bar, a media centre, a games area, and direct access to the covered patio and hot tub. It is the perfect space for a family hang, and is an entertainer's dream! A spacious fifth bedroom with walk-in closet, a luxe 4-piece bath with steam shower, and ample storage make this lower level as functional as it is beautiful. Outside, enjoy peaceful ravine and city views from the upper deck, complete with a spiral staircase leading down to the landscaped yard with fire pit area. The insulated and drywalled garage, large aggregate driveway, and charming front terrace add curb appeal and convenience. Enjoy the community's sought-after amenities, including the Tuscany Resident's Club with its water park, skating rink, and tennis courts. With easy access to the ring road, minutes to Winsport and Calaway Park, and surrounded by nature, trails and top-notch amenities, this is a rare opportunity to secure the ultimate family home in a family-focused community built for active living, connection, and lifelong memories. Claim your spot on the ridge where family life thrives and every day feels like a getaway!

Built in 2006

### **Essential Information**

MLS® #	A2234915
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,542
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	366 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A9

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Range Hood, Stove(s), Washer/Dryer, Window Coverings, Built-In Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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