

# \$769,900 - 16 Tuscany Ravine Court Nw, Calgary

MLS® #A2261209

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,808 sqft  
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

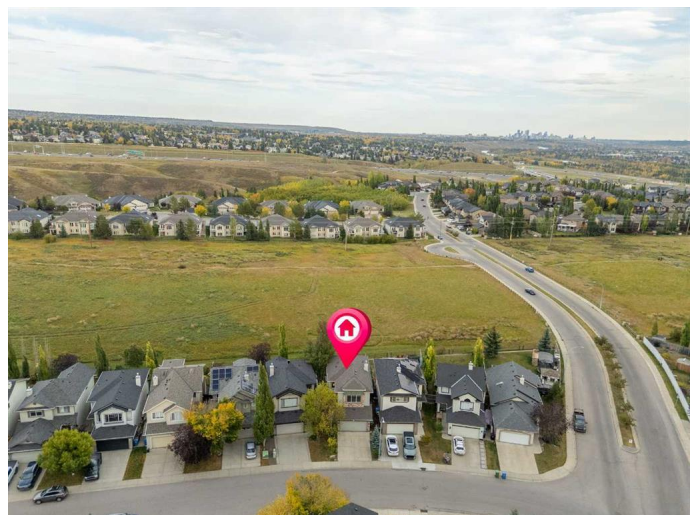
A rare find in the beautiful community of Tuscany!

This meticulously maintained 4 bedroom, 3.5 bathroom home backs directly onto green space with direct views of COP. From the moment you walk in, youâ€™ll be impressed by the open-to-above foyer and the warmth of the freshly refinished natural hardwood floors throughout the main level.

The open-concept kitchen features a central island, corner pantry, and stainless steel appliances, overlooking the inviting living room with its elegant gas fireplace. A spacious dining area flows seamlessly onto the massive backyard, complete with a two-tiered deck and ultimate privacy thanks to the greenspace behind. The main floor is rounded out with a 2-pc bathroom and a convenient laundry room.

Upstairs, youâ€™ll find a bright and spacious bonus room featuring large west-facing windows and a built-in surround sound setupâ€”perfect for entertaining or as a family play area. The primary retreat includes a 4-pc ensuite with a relaxing soaker tub, walk-in closet, and built-in wardrobe. Two more generously sized bedrooms and another full bathroom complete the upper level.

The fully finished basement (2022) offers a large family room with a cozy electric fireplace, an additional bedroom, a 4-pc bathroom, and ample storage.



Step outside into your private backyard oasis with lush landscaping, a two-tiered deck, and a hot tub overlooking the green space— with no neighbours behind.

Other updates include: Refinished hardwood flooring (2025), new roof (2023), washer (2022), dryer (2024), dishwasher (2023), and hot water tank (2025).

Perfectly located just minutes from Stoney Trail, top schools, shopping, restaurants, and Calgary’s extensive bike path system—this is the ideal home for family living.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261209    |
| Price          | \$769,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,808       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 16 Tuscany Ravine Court Nw |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |

Postal Code T3L 2X3

### Amenities

Amenities Park, Playground  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks, Street Lighting, Views  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 1st, 2025  
Days on Market 19  
Zoning R-CG  
HOA Fees 293  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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