116 Tuscany Ravine Crescent NW

Calgary | Active | MLS® A2354016

$750,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2003**	**1,912 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Welcome to 116 Tuscany Ravine Crescent NW, a bright and beautifully kept 4-bedroom, 3.5-bathroom two-storey on a quiet crescent in family-favourite Tuscany - complete with a backyard surprise you won't find anywhere else. Sunlight pours through the open main floor, where the kitchen with centre island and corner pantry flows into the dining nook and a welcoming living room anchored by a cozy corner fireplace. Upstairs, a vaulted family room offers a second place to gather, alongside a serene primary retreat with walk-in closet and 4-piece ensuite, two more bedrooms, and a full bath, while the developed basement adds a spacious rec room, fourth bedroom, and third full bathroom. Step outside and fall in love: the brand-new rear deck opens onto a large, fully fenced yard wrapped in towering poplars and mature spruce, with a beautiful stone fire pit lounge for starlit evenings - and tucked at the back, a one-of-a-kind custom-built two-level tiny house in classic barn blue, featuring a finished, powered studio below and a skylit loft hideaway above, perfect as a home office, creative space, or the neighbourhood's best playhouse. With a brand-new roof overhead and ravine pathways, schools, parks, and the Tuscany LRT just minutes away, this is the kind of home where memories are made to be cherished forever - move in and start yours.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354016
Bedrooms	4
Bathrooms	4
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,912 sq. ft.
HOA Fee Frequency:	Annually

Acreage:	No
Lot Area:	4,122 sq. ft.
Lot Frontage:	34'2"
Front Exposure:	North
Unit Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2003 (Age: 23)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0311537
Heating:	Central, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	1

Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$298.07
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 17'11" × 13'2" ·
Main Floor	Kitchen · 17'3" × 12'10" ·
Main Floor	Dining Room · 11'11" × 9' ·
Main Floor	Laundry · 9' × 5'11" ·
Main Floor	Foyer · 10'9" × 7' ·
2nd Floor	Bedroom - Primary · 16'6" × 12'11" ·
2nd Floor	Bonus Room · 18' × 14'2" ·
2nd Floor	Bedroom · 11'2" × 8'11" ·
2nd Floor	Bedroom · 12'5" × 10'4" ·
Basement	Bedroom · 12'1" × 8'11" ·
Basement	Family Room · 21'6" × 14'6" ·

Basement	Furnace/Utility Room · 13'3" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Features:	Balcony, Fire Pit, Storage
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-tuscany-ravine-crescent-nw-calgary-a2354016/

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