88 Tuscany Ravine View NW

Calgary | Active | MLS® A2360113

$710,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2003**	**1,802.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this beautifully maintained and bright detached home in the desirable community of Tuscany! Featuring a functional and inviting layout, this home offers 3 bedrooms upstairs plus an additional bedroom in the basement. The upper level features two full bathrooms, including a private ensuite, while the basement offers an additional full bathroom. The spacious kitchen boasts granite countertops and stainless steel appliances, opening to comfortable living and dining areas. A huge bonus room provides the perfect space for family gatherings or relaxation. Enjoy the oversized, private backyard surrounded by mature trees, complete with a large deck and fruit trees, an ideal setting for outdoor entertaining. Conveniently located close to parks, playgrounds, and schools, this home offers the perfect combination of comfort, space, and location. The basement utility room also provides plenty of additional storage. A wonderful place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360113
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:	1,802.25 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No

Lot Area:	3,918 sq. ft.
Lot Frontage:	32'1¾"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	7
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:	0310801
Heating:	Forced Air, 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, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Other
Appliances:	Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Entrance · 7'6" × 6'6" ·
Main Floor	Living Room · 16'6" × 12'2" ·
Main Floor	Dining Room · 11' × 10'7" ·
Main Floor	Kitchen · 12' × 10'7" ·
Main Floor	Laundry · 7'5" × 5'5" ·
Upper Level	Bedroom - Primary · 14'7" × 12'4" ·
Upper Level	Bedroom · 10'3" × 9' ·
Upper Level	Bedroom · 10' × 8'6" ·
Upper Level	Bonus Room · 18' × 13'2" ·
Basement	Bedroom · 13'2" × 9'10" ·
Basement	Family Room · 15'10" × 11'7" ·
Basement	Storage · 14'8" × 11' ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Fruit Trees/Shrub(s), Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/88-tuscany-ravine-view-nw-calgary-a2360113/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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