



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

182 Tuscany Ravine Road NW
Calgary, Alberta

MLS # A2260090



\$738,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	N/A		

This fully developed home offers over 2,500 sq. ft. of living space and has been beautifully updated inside and out. The main floor features a bright and open kitchen with classic white cabinetry, granite counters, and stainless steel appliances, including a new fridge (2023) and new dishwasher (2025). A spacious dining area overlooks the landscaped, fenced backyard, while the cozy living room with fireplace makes the perfect gathering space. Upstairs, a large bonus room with oversized windows fills the home with natural light, complemented by three generous bedrooms. The primary suite is complete with a walk-in closet and private ensuite, easily accommodating king-sized furnishings. The lower level is fully finished with fresh paint, new carpet, a fourth bedroom, a full bathroom, and a huge recreation area ideal for a media room or play space. Important updates include a new roof (2023), new pot lights (2024) offering both comfort and peace of mind. With its functional layout, modern finishes, and family-friendly location, this move-in ready property is an excellent opportunity you won't want to miss!