

466 Tuscany Ravine Road NW
Calgary, Alberta

MLS # A2211714

\$880,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Dishwasher and Fridge in the basement

OPEN HOUSE, Friday, May 2nd, 4-6pm, Saturday, May 3rd, 1-3pm, Sunday, May 4th, 1-4pm....Rare Ridge-Lot Gem in Tuscany | 2,253 Sqft | Finished Basement | Spectacular Views. Welcome to this immaculate 2-story home, Cardel Built, one-owner home, in the heart of Tuscany, backing directly onto the ridge — a truly rare and coveted location! With sweeping views and direct access to the extensive walking and biking paths behind the home, this property offers the perfect blend of serenity and convenience. Inside, you'll find 2,253 sqft of beautifully maintained living space. The main floor features a bright, open-concept layout with a chef’s kitchen that includes a massive walk-in pantry, stainless appliances, and an oversized island — all flowing seamlessly into the spacious living room, complete with custom-built shelving with build in speakers and a stunning mantle fireplace. A versatile main floor flex space is perfect for a home office, playroom, or formal dining. Upstairs is a bright, enormous bonus room with high ceilings offers additional space for relaxation or entertaining. Three generous bedrooms include a large primary suite with views of green space. and a stunning, functional ensuite with dual sinks and soaker tub. The fully finished basement includes a storage room, a cozy living area, wet bar, and an additional bedroom — ideal for guests or a growing family. Step outside to enjoy the low-maintenance, private backyard, perfect for quiet evenings or morning coffee, all nestled in a peaceful cul-de-sac. A rare home in Tuscany that backs directly onto the ridge. Incredible views, exceptional layout, and access to nature at your doorstep — this one has it all.