



**326 Tuscany Ravine Road NW
Calgary, Alberta**

MLS # A2306366



\$1,189,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,492 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Dry Bar, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

A former STARS Lottery home, this exceptional residence showcases timeless design, premium craftsmanship, and breathtaking views along the 12 Mile Coulee pathway overlooking downtown. Surrounded by nature and connected to the Bow River pathway system, this location offers an unparalleled lifestyle of privacy and outdoor living. Meticulously updated throughout, the home features a designer kitchen with granite and quartz countertops, complemented by upscale finishes and modern conveniences. Entertain with ease with a sophisticated wine bar on the main level and a fully appointed wet bar on the lower level. Bathrooms, mudroom, and fireplace have all been beautifully remodelled, while new flooring, lighting, shingles, eavestroughs, and attic insulation ensure comfort and style. Outdoor living is equally impressive, with refreshed decks, concrete patios, and unobstructed panoramic views. The gated, fenced yard offers direct access to the pathway, blending luxury living with nature at your doorstep.