



**149 Tuscany Ravine Bay NW
Calgary, Alberta**

MLS # A2309418



\$865,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,297 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level, Pie S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Awning, drying rack in laundry, cameras, ring door bell

Nestled at the quiet end of a family-friendly cul-de-sac, this beautifully renovated two-story home captures the very essence of Tuscany living. From the moment you pull into the driveway, there is a sense of calm that comes from being just steps away from the rugged beauty of Twelve Mile Coulee and the laughter drifting from the nearby kids' park. The renovation has breathed new life into every corner, trading dated finishes for a palette of crisp colours, warm wood tones, and modern textures that make the interior feel both sophisticated and incredibly inviting. The heart of the home is a sun-drenched main floor where the boundary between indoors and out seems to disappear. Large, expansive windows frame the green space and the winding bike path that lie just beyond your fence line, offering a sense of infinite backyard space without the maintenance. The open-concept kitchen, now a chef's dream with its sleek quartz counters, oversized island, storage galore, walk through pantry, bar seating and premium appliances, flows effortlessly into the dining and living areas, making it the natural hub for morning coffee and evening glass of wine as the sun sets over the backyard. The main floor was thoughtfully designed with busy families in mind! Large entrances, front office, laundry room, spacious living room and entertaining space. Ascending to the upper level, the layout offers a perfect harmony of togetherness and retreat. The massive bonus room with cork floor, acts as a cozy sanctuary for family movie nights or a quiet afternoon with a book. The primary suite serves as a private escape, offering tranquil views of the path and green belt, while two additional bedrooms provide bright, cheerful spaces for children to grow. Every bathroom has been elevated with spa-like finishes, ensuring that even the busiest school mornings feel a little more luxurious. The

transformation continues into the fully developed basement, which feels less like a lower level and more like a guest wing. Here, a generous fourth bedroom and a full, contemporary bathroom offer privacy for visitors or a growing teenager, while the secondary living area provides the perfect "getaway" spot for a home gym, a hobby room and a oversized storage room. Whether you are watching the seasons change from your back deck or heading out for a sunset stroll along the coulee trails, this home isn't just a place to live—it's a front-row seat to the best of the Alberta landscape.