



# GRASSROOTS

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

214 Tuscany Ravine Road NW  
Calgary, Alberta

MLS # A2316227



## \$700,000

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Sono's

Exceptional pride of ownership is evident throughout this beautifully maintained 3-bedroom family home! A spacious 2-storey entrance welcomes you into the open & sunny main floor, where oversized windows fill the home with natural light. The bright dining nook, inviting living room with a cozy gas fireplace & functional kitchen create the perfect family space. The kitchen features sleek stainless steel appliances, a large island with seating, ample counter & cabinet space & a convenient walk-through pantry. A west-facing double garage, large laundry/mudroom & convenient half bath add excellent everyday functionality. Central air conditioning keeps the home comfortable all summer long. Upstairs, the oversized primary bedroom offers a huge walk-in closet & private 4-piece ensuite. Two additional bedrooms are generous in size, bright & sunny, and are complemented by their own full family bathroom. The fully finished basement adds exceptional living space with a large second family/living area, office/den, full 4-piece bathroom & plenty of storage. Outside, the beautifully landscaped & fully fenced backyard is designed for both privacy & enjoyment, featuring mature trees, underground irrigation, an upgraded deck, interlocking stone patio & cozy firepit area &mdash; perfect for entertaining or relaxing with family & friends. A dedicated hot tub pad with electrical wiring already in place offers an excellent opportunity for the next owner to create their own private backyard retreat. Upgrades include furnace, attic insulation, roof, tankless water heater. Located in the highly desirable community of Tuscany, this home is just blocks from schools, shopping, parks & the extensive pathway system. Tuscany is one of NW Calgary's most sought-after family communities, known for its mountain views, excellent amenities, strong sense of community & quick access to

both downtown & the Rockies.