



**GRASSROOTS**  
REALTY GROUP

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**126 Tuscany Ravine Close NW  
Calgary, Alberta**

**MLS # A2324064**



**\$988,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,871 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<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>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** None

**OPEN HOUSE SATURDAY, June 27, 1:30-2:30PM VIEWS, VIEWS!** Perched on the prestigious Tuscany Ravine ridge at the head of a quiet cul-de-sac, this custom Beattie-built residence commands spectacular 180-degree panoramic views &mdash; from downtown Calgary and Canada Olympic Park to the Rocky Mountains. Backing directly onto the ridge pathway system, it offers seamless access to the ravine and the extensive walking and biking trails beyond. More than \$130,000 in professional renovations over the past two years have transformed this home. At its heart is a stunning chef-inspired kitchen, completely redesigned with custom cabinetry, quartz countertops, a striking waterfall island, premium stainless steel appliances, and a modern induction cooktop. The main floor has been refreshed throughout with fresh paint, elegant knockdown ceilings, and new lighting. Mechanical upgrades are equally reassuring: a new furnace, hot water tank, and central air conditioning (2025), plus a roof replaced in 2022 with 50-year shingles. The bright, open-concept main level showcases 9 ft ceilings &mdash; soaring to 10 ft in the dining room &mdash; rich hardwood and tile flooring, and a welcoming great room anchored by a gas fireplace. Upstairs, three spacious bedrooms are joined by a vaulted bonus room with a second gas fireplace, sound system rough-in, and new carpets. The primary suite is a true retreat, framing panoramic south-facing views and complete with a walk-in closet and a luxurious ensuite featuring double vanities, a jetted tub, and a steam shower. The new professionally developed basement &mdash; completed with all required permits in 2025 &mdash; adds two additional bedrooms with egress windows, a full bathroom, and a spacious recreation room, giving the home five bedrooms and exceptional flexibility for family,

guests, or a home office. Outside, low-maintenance landscaping redesigned in 2025 creates an inviting oasis. The large composite deck, with natural gas connections for both BBQ and fire pit, is the perfect vantage point for some of Calgary's most impressive views, while a private gate opens directly onto the ridge pathway for endless walking, cycling, and hiking. Additional highlights include an oversized, extra-long double attached garage (insulated), a built-in sound system throughout the entire house, underground sprinklers, two gas fireplaces, Low-E windows, extra soundproof insulation, and main-floor laundry. Set in one of Northwest Calgary's most sought-after family communities, the home is within walking distance of schools, parks, playgrounds, and the Tuscany Club. The Tuscany LRT Station, Crowchild and Stoney Trails, and Highway 1 are all minutes away &mdash; exceptional access across the city and an easy weekend escape to the mountains. Some images digitally/ai staged/enhanced.