

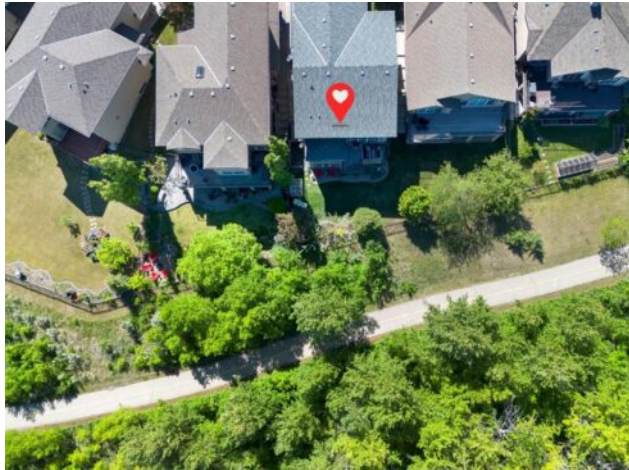


GRASSROOTS
REALTY GROUP

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

MLS # A2325800



\$999,950

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Side By		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Gentle Sloping, Land		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

WELCOME TO 382 TUSCANY RAVINE RD NW | BACKING ONTO THE RAVINE | Wake up to east facing windows that flood the main floor with morning light, framing a view of mature trees and the 12 Mile Coulee Ravine reserve. No neighbours behind you, just pathway and green space. LOCATION | Tucked into a quiet loop on the Ridge at Tuscany with no through traffic, this two storey Cardel home is making its market debut. MAIN LEVEL The kitchen, dining, and living area anchor the home, built for family life and easy entertaining. The kitchen features stainless steel appliances, a newer gas stove, a large pantry, and a centre island with a built in sink facing the living room, so the cook is never out of the conversation. Step off the dining area onto the composite deck for morning coffee or evening barbecues. The living room centres on a corner gas fireplace, and a private den with glass doors gives you a quiet home office bathed in natural light. UPPER LEVEL | Newer laminate flooring runs throughout three bedrooms and a 4 piece bath, plus a bonus room made for movie nights, complete with a custom bookcase and window seating perfect for watching sunsets over the mountains. Double doors open to the primary suite, where you wake up to downtown and river views, with an ensuite oasis featuring a soaking tub, separate shower, and walk in closet. WALKOUT BASEMENT | Sunlit and wide open, this level walks straight out to the patio and pathway system for true indoor outdoor living. Currently a yoga studio, it works equally well as a media room or guest retreat with a second gas fireplace, a fourth bedroom, and full bathroom. Additional features include AC and Gemstone lighting. HOMES ON THE RAVINE DON'T LAST LONG! Book your showing before it's gone.

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