



GRASSROOTS
REALTY GROUP

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135 Tuscany Ravine Road NW
Calgary, Alberta

MLS # A2329615



\$785,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Wet Bar, Wired for Sound		

Inclusions: n/a

Welcome to this immaculate, fully finished two-storey home with 4 bedrooms + 3.5 baths. This former Cardel Showhome offers exceptional quality, thoughtful upgrades, and outstanding pride of ownership. Beautifully maintained and showing 10/10, this move-in-ready home combines timeless design with modern finishes in one of Tuscany's most sought-after locations. The bright and spacious main floor features 9-foot ceilings, gorgeous wide-plank luxury vinyl flooring, and an inviting great room centered around a cozy gas fireplace with stone surround and wood mantle. The stunning kitchen is designed for both everyday living and entertaining, showcasing white cabinets, quartz countertops, glass tile backsplash, stainless steel appliances, corner pantry & a large island with breakfast bar. The oversized breakfast nook with three-panel sliding doors leads to the private backyard. Upstairs, you'll find a generous bonus room complete with built-in cabinetry, ceiling-mounted speakers and plenty of space for family movie nights or a home office. Two spacious secondary bedrooms, 4-piece bathroom & luxurious primary retreat complete the upper level. The primary suite features a walk-in closet and a spa-inspired ensuite with an oversized shower and relaxing soaker tub. The professionally finished lower level includes oversized windows, a large recreation room, wet bar, exercise nook, fourth bedroom & 3-piece bathroom—ideal for guests, teenagers, or extended family. Outside, enjoy the beautifully landscaped and fully fenced backyard featuring a 2 tiered wooden deck, lower stone patio, mature trees, and impressive mountain views—perfect for relaxing or entertaining. Ideally situated just steps from multiple walking paths, parks, and natural green spaces, this home offers pathway access to three schools—Tuscany

School, St. Basil School, and Twelve Mile Coulee School—all within walking distance. Residents also enjoy convenient access to shopping, transit, the Tuscany C-Train Station, and major roadways, making commuting to downtown Calgary or escaping to the Rocky Mountains quick and easy. Tuscany is one of northwest Calgary's premier family communities, celebrated for its scenic ravines, extensive pathway network, parks, playgrounds, community garden, and outstanding amenities at the Tuscany Club, including an outdoor splash pool, tennis courts, and year-round recreational programs. With its perfect balance of natural beauty, outdoor lifestyle, and urban convenience, this exceptional home offers everything for today's family.