



GRASSROOTS
REALTY GROUP

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474 Tuscany Ravine Road NW
Calgary, Alberta

MLS # A2330081



\$999,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,363 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: *

Welcome to this beautifully maintained 2-storey family home built by CARDEL HOMES and ideally situated on one of the most sought-after streets in Tuscany, one of northwest Calgary's most desirable and amenity-rich communities. Set on a WIDER LOT that BACKS ONTO GREENSPACE, with additional greenspace across the street and beautiful MOUNTAIN VIEWS, this is a rare offering that combines privacy, natural surroundings, and one of Tuscany's most desirable settings. Offering over 2,300 square feet of above-grade living space plus a FULLY FINISHED BASEMENT, this home is perfectly designed for growing families who want room to spread out. The bright and functional main floor features a spacious layout with a large living room, a separate family room, and a dining area, all anchored by an OVERSIZED KITCHEN with generous cabinetry, a corner pantry, and plenty of counter space, perfect for both everyday living and entertaining. A dedicated MAIN FLOOR OFFICE offers the ideal work-from-home setup, while a convenient mudroom off the attached double garage and a 2-piece bathroom complete this level. Upstairs you'll find FOUR generous bedrooms, including a large primary retreat with a walk-in closet and private 4-piece ensuite, plus a second full 4-piece bathroom for the kids or guests. The fully finished basement adds even more versatile living space with a massive recreation room, a FIFTH BEDROOM, and a 3-piece bathroom, ideal for a media room, home gym, or extended family as well as the laundry room with newer washer & dryer. Recent updates include NEW CARPET in the main-floor office and all four upstairs bedrooms and a BRAND NEW HOT WATER TANK, adding comfort and peace of mind. Enjoy the outdoors from a SUNNY, WEST-FACING backyard that overlooks the greenspace and pathways, and take

advantage of everything Tuscany has to offer, just minutes from the extensive pathway system, parks, schools, shopping, the Tuscany Club, and the LRT station. With quick access to Crowchild and Stoney Trail, you're an easy commute from anywhere in the city — and just a short drive from a weekend getaway to Banff or Canmore. A rare opportunity to own a spacious, move-in-ready family home in one of northwest Calgary's most convenient and family-friendly communities.