



GRASSROOTS
REALTY GROUP

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32 Tuscany Ravine Crescent NW
Calgary, Alberta

MLS # A2337980



\$715,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: Receiver and CD player for surround sound system, projector, freezer, grey tool/garden shed, wood in shed, composter, decorative bench in backyard

Welcome to this beautifully maintained family home tucked away on a quiet cul-de-sac in the sought after community of Tuscany. Offering over 2,700 sq. ft. of developed living space, this move in ready, freshly painted home combines a functional design and an exceptional location close to schools, parks, pathways, shopping, and the Tuscany C-Train station. The bright and inviting main floor features and an open concept layout ideal for everyday living and entertaining. The stunning kitchen is the heart of the home, featuring a pantry, and a large island with breakfast bar seating. The adjacent dining area opens onto the expansive deck and private backyard, while the spacious living room is filled with natural light and centered around a cozy gas fireplace. Upstairs, a generous bonus/media room complete with fiber optics provides the perfect space for movie nights, a playroom, or additional family living. The spacious primary retreat features a walk in closet and a private ensuite with a double vanity, while two additional bedrooms and a full bathroom complete the upper level. The fully developed basement adds exceptional versatility with a large recreation room, fourth bedroom, full bathroom, and ample storage. Ideal for guests, growing families, or additional living space. Outside, the beautifully landscaped and fenced backyard offers a peaceful private setting with mature trees, and a large deck, perfect for enjoying the outdoors. The double attached garage adds convenience and valuable storage. Tuscany offers an exceptional lifestyle with extensive pathways, parks, ravines, Twelve Mile Coulee trails, and year-round amenities at the Tuscany Club. With easy access to Crowchild, Stoney Trail, Tuscany Market, the C-Train, and the Rocky Mountains, this home offers an ideal combination of comfort, convenience, and community. A wonderful opportunity to call Tuscany

home.