



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

170 Tuscany Ravine Close NW
Calgary, Alberta

MLS # A2344197



\$1,139,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,384 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Ov		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	TV Mounts, TV & Mount in upper bedroom with feature slat wall		

New Price - Same irreplaceable address! Few homes bring together quality, location, & mountain views quite like this one. Welcome to this exceptional family home in the heart of desirable Tuscany, backing directly onto a tranquil pathway & green space leading to 12 Mile Coulee & beyond. Set on a quiet road & perched on the ridge, this 2-storey, originally built by Baywest Homes has been carefully updated with true attention to detail & quality. Featuring 4 + 1 bedrooms, 3.5 baths, a/c, and a fully finished basement, all beneath sweeping, unobstructed views of the Bow River valley and Rocky Mountains you will surely be impressed. As you arrive, the curb appeal sets the tone. Upon entry you are greeted by an open to below layout, graced by a designer front door and leading past a spacious & private formal dining room complete with board-and-batten wainscoting. Beautiful engineered hard wood leads into the bright, open-concept main living area. The great room is anchored by a floor-to-ceiling stone fireplace & offers the perfect place to visit, relax and leave the world behind. The chef inspired kitchen showcases Legacy Kitchens' cabinetry, a tiled backsplash, granite counters, a massive island with water filter tap, a corner pantry, and built-in Wolf & Sub-Zero appliances, including an induction cooktop. The nook area is wrapped in oversized windows framing breathtaking view and the new patio door opens to your backyard oasis. The professionally landscaped yard offers an extensive composite deck with glass railing (gas line dually for both a firetable & BBQ) space for your hot tub or trampoline and a stamped concrete patio for family fire pit gatherings. Back inside, a custom-built mudroom leads to your oversized, heated & fully finished garage (new garage door) and a 2-piece powder room completes the main. Upstairs, a built-in desk is centered between 4

well-sized bedrooms - incl. the 4th converted from the bonus room, styled with transom windows offering the hard-to-find 4th upper bedroom or a private bonus room/office framing your tranquil view. The primary retreat shares this outlook & offers a spa-like 5-piece ensuite with a soaker tub, double vanities, a custom tile steam shower, plus a walk-in closet (California Closets). Upper-floor laundry adds convenience for the busy family. The fully finished basement with 9-ft ceilings is perfect. Function meets form -a 5th bedroom, full 3pc bath, an extensive recroom w/cozy gas fireplace, plus a custom wet bar & storage. Notable Updates: Renovations by Albi Renova, designer paint throughout, triple-glazed windows (north side & ensuite), front door & patio door, roof (2019), h2o tank (2018), furnace (2021), A/C (2020), garage door (2021), & custom California Closets in mudroom & walk-in (2021). A quiet cul-de-sac behind allows you to watch the kids play from backyard oasis. With access to Tuscany Club, K-9 schools, ravine, trails, shopping, LRT access & quick connections to Stoney/Crowchild - this is the one!