



GRASSROOTS
REALTY GROUP

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111 Tuscany Ravine Heights NW Calgary, Alberta

MLS # A2349672



\$775,000

Division:	Tuscany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,314 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Beh		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Slate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: \$ 567

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Features: Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Freezer in garage, Built in Bluetooth system & receivers, desk in the flex room on the main floor.

Downsizing or starting a new chapter in life shouldn't feel like a downgrade. 111 Tuscany Ravine Heights NW in Tuscany Pointe means simplifying your life without sacrificing quality, space, or comfort. This elegant bungalow offers over 2,600sqft of developed living space, a finished walkout basement, attached double garage, backs onto beautiful greenspace and its right across from Tuscany ravine. The bright, inviting main floor features an open-concept design with rich rosewood-stained hardwood, warm wood finishes and a large kitchen skylight that adds natural light and warmth. The kitchen, fit for a chef, offers granite countertops, gas cooktop, stainless steel appliances, Bosch dishwasher and Kohler fixtures. The main-floor primary bedroom features a 4-piece ensuite with electric in-floor heating, while main-floor laundry, a 2-piece bath and balcony add convenience. The finished walkout basement offers two additional bedrooms, a full bathroom and flexible living space for guests, hobbies or a second living area. In-floor heating adds comfort throughout the lower level, with central A/C for hot summer days. Enjoy greenspace in front and behind the home, with the scenic Tuscany ravine and extensive walking paths directly across the street. Tuscany Pointe offers truly low-maintenance living, the condo handles lawn maintenance, landscaping and snow removal. Spend less time on seasonal chores and more time enjoying your home, travelling and pursuing the things you love. Close to shopping, amenities and pathways in one of Calgary's most desirable communities, this is downsizing done right, more freedom and less upkeep, without giving up the space and quality you value.