



GRASSROOTS
REALTY GROUP

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24 Tuscany Ravine View NW Calgary, Alberta

MLS # A2214020



\$899,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Mount in Basement, Hot tub, Built-in storage shelving in storage room in basement

Welcome to this well-designed and extensively updated 4 bed, 3.5 bath home located in the heart of the incredible community of Tuscany! As you step through the front door, you'll immediately be captivated by the open front entrance with vaulted ceilings and beautiful hardwood flooring that runs throughout the main level, adding warmth and elegance. Off the front entrance is a versatile flex room offering the perfect spot for a home office, formal dining area, or an additional living space. The immaculate kitchen is incredibly functional and well designed for both everyday use and entertaining, featuring ceiling-height cabinetry for extra storage, stainless steel appliances, a gas range stove, and a large island with quartz countertops. Adjacent to the kitchen, the eating nook is bright and open, with large windows, providing direct access to the back deck featuring a built-in hot tub, perfect for enjoying the outdoors all year round and steps down into the fully fenced yard with lawn space and mature trees. Stepping back inside, the living room is open to the kitchen and nook, and includes a fireplace with a stone surround and wooden mantle—ideal for cozy evenings or relaxed gatherings. Main floor laundry and a 2-piece powder room complete this level! Upstairs you are greeted with a spacious primary bedroom with vaulted ceilings and built-in speakers. The primary ensuite includes a stand-alone shower, a corner soaking tub, and a walk-in closet, offering a comfortable and functional retreat. Two secondary bedrooms, including one with a walk-in closet and a 4-piece bathroom top off this upper level. Descending to the fully finished basement, this floor expands your living space with a large recreation area, a secondary family room along with an additional bedroom, a 3-piece bathroom, and plenty of storage space! This home offers a well-rounded layout

with flexible spaces and high quality finishes, ready to meet the needs of its next home owners! Pride of ownership is seen throughout!