



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

144 Tuscany Ravine Heights NW
Calgary, Alberta

MLS # A2248273



\$1,095,000

Division:	Tuscany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,769 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Combination, Fan Coil, In Floor, Make-up Air, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 741
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Experience luxury living in this expansive 3200+ square feet walk out villa backing onto a picturesque ravine with breathtaking views from the upper balcony off the kitchen, and lower level covered patio. Designed for comfort and style, it features an open concept layout, chefs kitchen, diningroom, office and primary suite with a 5piece ensuite complete with walkin closet all on the main floor. The finished walkout lower level offers a family room with wet bar and fireplace, media room, 2 bedrooms. A true turnkey, low maintenance home - move in and start living the lifestyle you deserve.