



GRASSROOTS
REALTY GROUP

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18 Tuscany Ravine Terrace NW Calgary, Alberta

MLS # A2253752



\$699,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar		

Inclusions: None.

OPEN HOUSE SATURDAY, SEPTEMBER 6TH FROM 2-4 PM & SUNDAY, SEPTEMBER 7TH FROM 1-4 PM. Located perfectly, just steps to 12 Mile Coulee Ravine, this 3+1 bedroom home exudes pride of ownership throughout & offers over 2300 sq ft of developed living space. The open main level presents a living room with inviting feature fireplace & kitchen that's nicely finished with an island/eating bar, plenty of storage space (including pantry), stainless steel appliances & casual dining area. Completing the main level is a 2 piece powder room & laundry/mudroom with access to the double attached garage. The second level hosts a spacious bonus room with vaulted ceiling, 3 bedrooms & a 4 piece bath. The primary bedroom boasts plenty of closet space & private 4 piece ensuite with relaxing soaker tub & separate shower. Basement development includes a family/media room with wet bar, fourth bedroom & 3 piece bath. Other notable features include central air conditioning, a new hot water tank (2022), furnace control module replaced in 2017 & roof replacement in 2014. Outside, enjoy the beautifully landscaped front yard & serene back yard with large deck (with storage underneath) & lovely pergola. This home is conveniently located walking distance to St. Basil Elementary/Junior High school, Tuscany Elementary French Immersion school & Twelve Mile Coulee Junior High school & close to public transit, playground, shopping & easy access to Nose Hill Drive & Stoney Trail.