



GRASSROOTS
REALTY GROUP

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477 Tuscany Ravine Road NW
Calgary, Alberta

MLS # A2256154



\$900,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,136 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Renovated two-storey home, perfectly situated in the highly desirable community of Tuscany. This stunning residence offers an exceptional blend of modern design and serene living, with a prime location that sides directly onto a park in a quiet area with very few vehicles. Spanning 2,135.87 square feet above grade, this home features a bright and open-concept floor plan. Recent renovations have given the interior a refreshed feel, including a new kitchen and a redesigned mudroom on the main floor. The rich hardwood floors have been professionally re-sanded, highlighting the home's meticulous upkeep. Enjoy stunning mountain views from the homes main living areas! The fully developed basement provides additional versatile living space, and the main floor boasts a terrific bonus room, perfect for a family gathering space or a quiet retreat. The home also offers the convenience of a heated garage and the comfort of air conditioning. The outdoor space is just as impressive, featuring a lovely deck with a natural gas line, ideal for barbecuing and entertaining. The meticulously clean property also includes underground sprinklers to keep the landscaping pristine. With its close proximity to walking and biking paths, this home offers an unparalleled lifestyle of comfort and convenience.