



**GRASSROOTS**  
REALTY GROUP

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**81 Tuscany Ravine Crescent NW**  
**Calgary, Alberta**

**MLS # A2260936**



**\$780,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Nest doorbell cam, Shed, ceiling shelving & wall mounted tire racks in garage, TV mounts

Perfectly positioned on a quiet corner lot in the heart of Tuscany, this beautifully maintained home offers an ideal blend of comfort, thoughtful upgrades, and family-friendly design. With a park and playground right across the street, mountain views from the upper floor, and no sidewalks to shovel in winter, the location alone will make life easier and more enjoyable. Add in the bright interior, welcoming layout, and long list of improvements, and you'll find this property ready to deliver both function and charm for years to come. The front foyer sets the tone with its open-to-above design, drawing in natural light and a sense of space. Wide-plank birch hardwood flows throughout the main floor, leading you into an inviting family room complete with a gas fireplace, built-ins, and ceiling speakers—perfect for relaxing evenings or entertaining guests. The kitchen is both stylish and practical, featuring granite counters, stainless steel appliances including a gas stove and Bosch dishwasher, sliding drawer inserts in the lower cabinets, and a composite granite sink with touch tap. A tile backsplash and plantation shutters on the main level add to the thoughtful finishing touches. Step directly outside to the two-tiered deck, equipped with a gas line for your BBQ and a dedicated set of stairs to the dog run. Upstairs, a vaulted bonus room wired for sound offers a cozy spot for family movie nights, complete with mountain views through oversized windows. The primary suite provides the perfect retreat with space for a king bed, a ceiling fan, a walk-in closet, and a spa-inspired ensuite with a corner jetted tub and separate shower. Two additional bedrooms and a full bath complete the upper level. The professionally developed basement adds even more living space, with enlarged windows, built-in ceiling speakers, a large rec area, and a bedroom with an added

electric baseboard heater for comfort. The home's upgrades are extensive and designed to enhance efficiency: a 50-gallon water heater with rubber insulation pad, whole-home surge protector, water softener, water filter, VacuFlo rough-in, and smart switches in the kitchen and basement, all compatible with Google/Alexa. The insulated and drywalled double garage includes a belt-drive opener with outdoor keypad and Wi-Fi connection, while exterior details such as a soffit plug with interior timer for holiday lights and a timer switch for the front lights add extra convenience. New shingles were installed in 2015, making this a home as practical as it is comfortable. Surrounded by excellent schools and shopping within a short walk, this property delivers both lifestyle and livability. With every detail attended to and countless upgrades already complete, all that's left to do is move in and make it your own. This is more than a house—it's a home designed to support busy lives, happy gatherings, and peaceful retreats in one of Calgary's most beloved communities.