



GRASSROOTS
REALTY GROUP

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498 Tuscany Ravine Road NW
Calgary, Alberta

MLS # A2264040



\$1,150,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: TV Brackets, Pool table in basement, sectional in basement, shed, fire pit in backyard, solar panels/system.

Nestled on one of Tuscany's most coveted lots, 498 Tuscany Ravine Road NW presents an exceptional estate home where sophisticated living meets natural serenity and modern efficiency. As you enter, the main floor impresses with 9-foot ceilings and rich hardwood floors guiding you through a thoughtfully designed layout. A versatile front flex room is perfect for a home office, while the expansive great room features a cozy fireplace with custom built-ins. The chef's kitchen is a highlight, boasting a large island, a walk-through pantry, and upgraded stainless steel appliances, including a newer induction stove. The adjoining breakfast nook is bathed in light and offers direct access through patio doors to your private, west-facing backyard oasis, complete with a fantastic deck, a fire pit, and a beautifully treed, private yard. Upstairs, the home offers a peaceful retreat with three bedrooms, including a spectacular primary suite. This spacious sanctuary features a luxurious 4-piece ensuite, a large walk-in closet, and a cozy sitting area overlooking the protected natural reserve. A bonus room, with views of the front green space, provides a perfect playroom or secondary living area. The professionally developed lower level is an entertainer's dream, featuring a large recreation space ideal for a pool table, a dedicated TV theatre area, a convenient fourth bedroom, and a stylish 3-piece bath with a custom-tiled shower and heated floors. Practicality is matched with luxury, evidenced by the oversized heated double garage which includes a subpanel for a workshop and ample space for vehicles and toys. This home is equipped for comfort and sustainability, featuring two high-efficiency furnaces and a solar panel system designed to reduce your energy footprint and costs. The location is truly unparalleled, directly backing onto a natural reserve for ultimate privacy and tranquility, while a

community playground and green space are just steps from your front door. With community schools and an extensive pathway network for hiking and biking moments away, this home offers a premier lifestyle in a community celebrated for its family-friendly charm. This is a rare opportunity to enjoy many years of enjoyment in a perfectly situated property.