



**GRASSROOTS**  
REALTY GROUP

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**213 Tuscany Ravine Close NW**  
**Calgary, Alberta**

**MLS # A2275358**



**\$799,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Few Trees, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** NONE

WELCOME To the great community of Tuscany where this Fantastic fully renovated home offers lots of upgrades , quiet location steps from the ravine and Tuscany walking paths. This fully finished home will not disappoint, gleaming hardwood, bright open to below great room, and fantastic decor. A large entrance welcomes you and leads past an open den into warm great room with floor to ceiling windows. The kitchen is large with a ton of modern cabinets, corner pantry, an island with an eat up bar, upgraded appliances, and loads of counter space. The eating nook is surrounded by windows and can accomidate a large table, great for entertaining guests. The upstairs has a good sized computer nook and storage space, plus 3 spacious bedrooms. The master bedroom offers lots of space, large walk in closet and a spacious 4 piece en suite. This home has a fully finished basement where you will find a second fireplace, one bedroom ,kitchen and 2 piece bath, a huge recreation room and tons of storage. This home is close to the schools and and on a quiet street its worth a look!