



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2283939**



**\$949,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Underg		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Hoodfan, Vacuum System, Garage Opener with Remote Controls, Alarm Equipment (no contract) Shed, Hot Tub, Central Air Conditioner

Tucked along one of Tuscany's most coveted ridge-lines, this home rewards you with something few homes can offer - unobstructed, sweeping views stretching from the city skyline to Canada Olympic Park and onward to the Rocky Mountains. By day, the panorama shifts with the light; by evening, the lights from the city and COP glimmer in a display that never grows old. Homes along this ridge rarely come to market, and it's easy to understand why. A vaulted foyer sets a gracious first impression, with extensive hardwood flooring flowing through the main level. A versatile flex room near the entry invites use as a den or intimate formal dining space. As you move toward the rear of the home, the floor plan opens up and that remarkable view commands your attention through expansive rear windows. The family room, warmed by a fireplace, frames the vista beautifully, while the kitchen stands ready for both everyday life and entertaining - rich maple cabinetry with under-cabinet lighting, granite countertops, a tiered island, and stainless steel appliances. A well-appointed main-floor mudroom keeps the household running smoothly with laundry facilities, built-in cabinetry, a folding counter, and laundry sink. Upstairs, a small loft overlooks the entry below - an ideal spot for a reading nook, homework station, or quiet workspace. The staircase splits to reveal thoughtfully separated sleeping quarters: a spacious secondary bedroom to one side, and on the other, a second secondary bedroom, full family bathroom, and the primary suite. Waking up to those mountain and city views from the primary bedroom is something truly special. The ensuite features dual sinks, a soaker tub, and separate shower, complemented by a walk-in closet. The walkout basement extends the living space with a large recreation room anchored by a gas wood stove, plus a bathroom

featuring an oversized shower - perfectly suited for guests or post-hot tub evenings. Step outside and the backyard becomes your retreat: a hot tub with convenient hot water tap, patio, perennial gardens, an irrigation system, and storage shed. A gate opens directly onto the pathway system winding throughout Tuscany, inviting you to explore the coulee at your doorstep. Central air conditioning ensures comfort through summer, and a newer roof provides peace of mind. With a park and playground just steps away, this ridge-backing home on a quiet street delivers a lifestyle that families dream about - where stunning views, thoughtful design, and neighbourhood connectivity come together in one exceptional Tuscany address.