



**128 Tuscany Ravine Terrace NW
Calgary, Alberta**

MLS # A2149093



\$969,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,440 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this exquisite home, backing onto the ravine and boasting panoramic views, a perfect blend of comfort and luxury. Stepping inside, the main open to below front entrance leads to a breathtaking view of the open floor plan interior. The heart of the home, the kitchen, is equipped with a stylish island featuring raised breakfast bar seating, a convenient corner pantry, sleek stainless steel appliances, and a modern gas cooktop, making it a chef's delight. Adjacent to the kitchen, the eating nook boasts a vaulted ceiling and provides access to the back deck, where you can enjoy stunning views of downtown. Step outside to a serene backyard that backs onto a picturesque ravine, surrounded by mature trees that offer both privacy and a touch of nature. This outdoor haven features a well-designed patio area, perfect for entertaining guests, a cozy fire pit for evening gatherings, and a practical shed for additional storage. Moving back inside, the living room is a bright and welcoming space, highlighted by a fireplace with a tasteful tile surround and a wooden mantle, and large windows that flood the room with natural light. The spacious dining room, adorned with a beamed ceiling, offers an elegant setting for family meals and special occasions. A 2pc bathroom and main floor laundry complete this level. Upstairs, the primary bedroom suite is a true retreat, featuring a luxurious 5-piece ensuite with a dual vanity, standalone shower, jetted tub, walk-in closet, and a double-sided fireplace. The vaulted ceiling and additional seating area with beautiful views add to the room's grandeur. An upper-level bonus room, complete with a ceiling fan and vaulted ceiling, provides a versatile space for relaxation or entertainment. Two additional bedrooms and a 4pc bathroom complete this upper level. Descending to the fully finished walkout basement, this level offers an additional living space,

including a cozy living room with a fireplace and tile surround, access to a lower-level patio, and a wet bar with a dishwasher and cabinetry. The basement also includes a fourth bedroom and 3pc bathroom, making it perfect for guests or extended family. This home is immaculate, exceptionally well maintained and offers a perfect blend of indoor comfort and outdoor beauty. Close to walking paths and all amenities, this home is a must see!