



**GRASSROOTS**  
REALTY GROUP

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**82 TUSCANY RAVINE Road NW**  
**Calgary, Alberta**

**MLS # A2181629**



**\$719,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Mixed, See Remarks, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** None

Professional finished basement. Main floor has large open plan, family room with two story windows and a cozy fireplace with a large mantel. The kitchen is bright and spacious with an oversized island with overhead lighting, Walk-through pantry leading to the laundry room and the garage. The dining nook opens to a beautiful newly painted deck, and large east-facing backyard. Freshly painted fence. Built-in vacuum system on all floors. Newer roof. Large 2 car drywalled, finished and painted garage. New 60 oz. carpet upstairs with 9 oz. underlay. 3 Large-sized bedrooms, Ensuite with 4 piece bathroom and walk-in closet. Fully finished basement includes an additional large bathroom and spacious family room . Well maintained furnace, Non smoking home No pets. Large back yard, Garage drywalled and painted. Great street access and walking distance to many amenities, including the Tuscany Club and lake, schools, playgrounds and shopping.