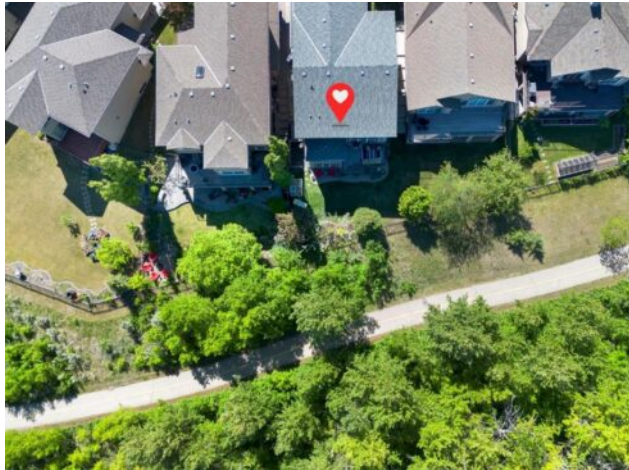


382 Tuscany Ravine Road NW Calgary, Alberta

MLS # A2336304



\$960,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Side By		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Gentle Sloping, Land		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Genstone Lights		

WELCOME TO 382 TUSCANY RAVINE RD NW | NO NEIGHBOURS BEHIND | BACKING ONTO THE RAVINE | The main living area faces east with large windows that flood the main floor with morning light, framing a view of mature trees and the 12 Mile Coulee Ravine reserve. No neighbours behind you, pathway, green space and the 12 Mile Coulee Ravine. **LOCATION |** Tucked into a quiet loop in Tuscany known as the Ridge at Tuscany, with no through traffic, this two storey Cardel home is perfect for families. **MAIN LEVEL** The kitchen, dining, and living area anchor the home, built for family life and easy entertaining. The kitchen features stainless steel appliances, a newer gas stove, a large pantry, and a centre island with a built in sink facing the living room, so the cook is never out of the conversation. Off the dining area walk outside onto the composite deck for morning coffee or evening barbecues. The living room centres on a corner gas fireplace. The main floor den with glass doors gives you a quiet home office bathed but still provides natural light. **UPPER LEVEL |** Newer laminate flooring runs throughout three bedrooms and a 4 piece bath, plus a bonus room made for movie nights, complete with a custom bookcase and window seating perfect for watching sunsets over the mountains. Double doors open to the primary suite, where you wake up to **DOWNTOWN** and **RIVER VIEWS**, with an ensuite oasis featuring a soaking tub, separate shower, and walk in closet. **WALKOUT BASEMENT |** Large windows and wide open floor plan, this level walks straight out to the patio and lush treed backyard with the pathway system beyond for true indoor outdoor living. Currently set up as a yoga studio, it works equally well as a media room or guest retreat with a gas stove, a fourth bedroom, and full 3 pc bathroom. Additional features include AC throughout and

Gemstone lighting. HOMES ON THE RAVINE DON’T LAST LONG! Book your showing before it's gone.