

128 Tuscany Ravine Terrace NW Calgary, Alberta

MLS # A2338018



\$974,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,485 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Storage Shed		

Open house on Saturday, August 22 and Sunday, August 23, 12-2pm Some homes stand out because of the house, others because of where they sit. This one gives you both. Welcome to 128 Tuscany Ravine Terrace, a RARE OPPORTUNITY and FULLY DEVELOPED WALKOUT backing directly onto the RAVINE, set along the ridge with NO NEIGHBOURS BEHIND and PANORAMIC VIEWS OF DOWNTOWN AND WINSPORT. With OVER 3,400 SQ. FT. OF DEVELOPED LIVING SPACE, four bedrooms, 3.5 bathrooms and CENTRAL A/C, there is plenty of room for the whole family. The bright main floor features hardwood flooring, a spacious living room with gas fireplace, dedicated office, main floor laundry and a well-appointed kitchen with granite counters, gas range and CENTRAL VAC with a convenient kitchen toe-kick. Upstairs are three bedrooms and a large family room. The primary retreat features a vaulted ceiling, sitting area, walk-in closet and 5-piece ensuite with dual vanities, jetted tub, separate shower and two-sided fireplace. The FULLY FINISHED WALKOUT BASEMENT adds a fourth bedroom, full bathroom, recreation space, gas fireplace and wet bar, with direct access to the patio, firepit and landscaped backyard. A HEATED DOUBLE ATTACHED GARAGE adds even more year-round functionality. You can change a home over time, but you can't recreate a setting like this. RAVINE BACKING, RIDGE LOCATION, NO NEIGHBOURS BEHIND and views that make this one of Tuscany's truly special locations.