



## 248 Tuscany Ravine View Calgary Alberta

\$939,000

Experience the perfect blend of modern style, functional design, and prime location in this beautifully updated home, ideally situated on a quiet street in the sought-after community of Tuscany. With over 2,000 sq. ft. on the main and upper levels plus an additional 981.1 sq. ft. in the newly developed legal basement suite, this property provides exceptional space and flexibility for families, extended relatives, or rental income opportunities. From the moment you step inside, you'll appreciate the bright, airy interior and thoughtful layout. The main level boasts gleaming engineered hardwood floors, fresh paint, and an open-concept living area that's filled with natural light from large, strategically placed windows. A cozy gas fireplace creates a warm focal point for gathering, while the impressive chef's kitchen showcases crisp white cabinetry, quartz countertops, and premium stainless steel appliances—including a gas range. Both the main level and basement have their own laundry facilities for maximum convenience. Upstairs, a generous primary retreat easily accommodates a king-sized bed and includes a luxurious 5-piece ensuite bath plus a walk-in closet with custom wood shelving. Three additional bedrooms and a well-appointed main bathroom ensure there's ample room for every member of the family. Below, the legal basement suite is a standout feature, complete with a separate entrance, one bedroom, one bath, and a den. This private space is perfect for guests, in-laws, adult children, or tenants—an ideal mortgage helper that sets this property apart. Outside, enjoy the fully fenced backyard with lush landscaping and a pressure-treated deck, perfect for entertaining or quiet relaxation. Backing onto a walking path near the ravine, you'll have nature at your doorstep, along with the peace of mind that comes from recent roof and eavestrough replacements (2020) backed...

Other 8.00 Ft x 11.50 Ft

Family room 13.67 Ft x 12.50 Ft

Dining room 8.83 Ft x 10.00 Ft

Kitchen 7.75 Ft x 11.17 Ft

Bedroom 11.75 Ft x 16.58 Ft

4pc Bathroom 7.17 Ft x 8.25 Ft

Family room 14.08 Ft x 13.33 Ft

Kitchen 12.92 Ft x 13.25 Ft

Living room 14.00 Ft x 12.25 Ft

Other 4.58 Ft x 7.92 Ft

Breakfast 10.50 Ft x 8.00 Ft

Bedroom 11.83 Ft x 9.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Furnace 9.83 Ft x 8.17 Ft

2pc Bathroom 6.58 Ft x 3.00 Ft

Laundry room 5.17 Ft x 7.50 Ft

Dining room 11.92 Ft x 9.92 Ft

4pc Bathroom 9.25 Ft x 4.92 Ft

Bedroom 12.50 Ft x 8.92 Ft

Bedroom 11.75 Ft x 12.25 Ft