



# 100 Tuscany Ravine Road Calgary Alberta

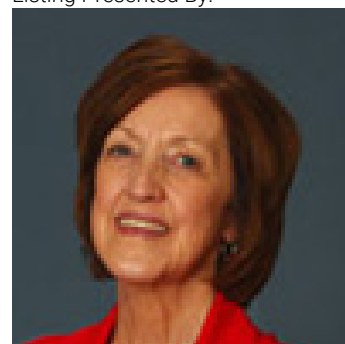
\$750,000

Welcome to the family-friendly community of Tuscany! Corner lot backing onto bike path and siding onto green space. This stunning 2-storey home with more than 1890 sq. ft. of finished living space boasts 3 bedrooms , making it ideal for a growing family and comes with Air conditioning. The living room features an 18 foot ceiling and is open to the loft above. open concept kitchen, living and dining area, perfect for both daily living and entertaining guests. The kitchen has been upgraded with a quartz countertop, lots of counter space, a corner pantry and a beautiful island. The sun-filled dining area is surrounded by windows; great for your family dinners and get-togethers. It opens up to a lovely west facing yard and deck. The good-sized living room area is cozy and comfortable with a nice fireplace as your focal point, great for those colder (winter) days. A two piece powder room and your laundry room finish up this level. Upstairs you will love the abundance of natural light in the bright and sunny east facing loft area, offering flexibility for various uses such as a play area, home office, theatre room or relaxation space. The large primary bedroom has a walk in closet and a spacious 4 piece en-suite bathroom. There are two more good sized bedrooms and a full 4 piece bathroom. The basement is finished with one bedroom , and a rec area. Don't miss out on this fantastic opportunity to own a home in the desirable neighborhoods of Tuscany! with freshly painted the entire house. Shingles were replaced two years ago. Close to major access roads, playgrounds, shopping and schools. Call your favorite realtor today to book your showing! (id:6769)

- |  |                                 |
|--|---------------------------------|
| 4pc Bathroom 8.25 Ft x 4.92 Ft               | Furnace 12.17 Ft x 7.42 Ft      |
| 4pc Bathroom 9.92 Ft x 8.25 Ft               | Kitchen 12.17 Ft x 9.75 Ft      |
| Primary Bedroom 14.92 Ft x 11.92 Ft          | Den 12.25 Ft x 9.42 Ft          |
| Bedroom 14.58 Ft x 9.92 Ft                   | Dining room 10.17 Ft x 10.00 Ft |
| Bedroom 12.25 Ft x 10.58 Ft                  | Living room 14.67 Ft x 12.75 Ft |
| Bonus Room 11.33 Ft x 8.92 Ft                | Other 4.42 Ft x 4.17 Ft         |
| Family room 14.08 Ft x 12.33 Ft              | 2pc Bathroom 4.92 Ft x 4.83 Ft  |
| Recreational, Games room 12.50 Ft x 11.25 Ft | Laundry room 11.42 Ft x 5.08 Ft |

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

Listing Presented By:



Originally Listed by:  
CIR Realty



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca