



# 18 Tuscany Ravine Terrace Calgary Alberta

\$699,900

Located perfectly, just steps to 12 Mile Coulee Ravine, this 3+1 bedroom home exudes pride of ownership throughout & offers over 2300 sq ft of developed living space. The open main level presents a living room with inviting feature fireplace & kitchen that's nicely finished with an island/eating bar, plenty of storage space (including pantry), stainless steel appliances & casual dining area. Completing the main level is a 2 piece powder room & laundry/mudroom with access to the double attached garage. The second level hosts a spacious bonus room with vaulted ceiling, 3 bedrooms & a 4 piece bath. The primary bedroom boasts plenty of closet space & private 4 piece ensuite with relaxing soaker tub & separate shower. Basement development includes a family/media room with wet bar, fourth bedroom & 3 piece bath. Other notable features include central air conditioning, a new hot water tank (2022), furnace control module replaced in 2017 & roof replacement in 2014. Outside, enjoy the beautifully landscaped front yard & serene back yard with large deck (with storage underneath) & lovely pergola. This home is conveniently located walking distance to St. Basil Elementary/Junior High school, Tuscany Elementary French Immersion school & Twelve Mile Coulee Junior High school & close to public transit, playground, shopping & easy access to Nose Hill Drive & Stoney Trail. (id:6769)

Other 6.83 Ft x 6.00 Ft  
 Family room 14.50 Ft x 11.67 Ft  
 Bedroom 16.75 Ft x 11.83 Ft  
 3pc Bathroom Measurements not available  
 Kitchen 12.50 Ft x 11.00 Ft  
 Foyer 13.17 Ft x 9.50 Ft  
 Dining room 9.92 Ft x 8.08 Ft  
 Living room 14.92 Ft x 12.00 Ft

Laundry room 7.42 Ft x 5.42 Ft  
 2pc Bathroom Measurements not available  
 Bonus Room 14.92 Ft x 14.00 Ft  
 Primary Bedroom 13.92 Ft x 11.42 Ft  
 Bedroom 10.00 Ft x 8.92 Ft  
 Bedroom 9.92 Ft x 9.58 Ft  
 4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca