

209 Tuscany Ravine Road Calgary Alberta

\$740,000

OPEN HOUSE SUNDAY 6TH OCTOBER 12:00 PM - 5: 00 PM Discover Your Dream Home in Tuscany Ravine!Step into a lifestyle of serenity and elegance just moments from a picturesque ravine, with endless walking and biking pathways that offer breathtaking panoramic views, including the downtown skyline. Nestled in the highly sought-after Tuscany Ravine community, this home combines peaceful living with lush green spaces and convenient access to top-rated schools. As you approach, you're greeted by charming front landscaping featuring a mature crab-apple tree, setting a warm and inviting first impression. Inside, the open floor plan welcomes you with a bright, spacious living room adorned with a cozy fireplace and large windows/patio door fitted with remote blinds that bathe the space in natural light. The gourmet kitchen is a chef's dream, equipped with sleek stainless-steel appliances, a modern dual-oven gas stove, a newly installed undermount sink, garburator and a handy corner pantry. It seamlessly connects to a beautiful wood deck, perfect for entertaining, with a gas nook for easy BBQs and surrounded by meticulous landscaping for those perfect evening gatherings. For gardening enthusiasts, the backyard is a true delight, boasting lush greenery and thoughtfully landscaped areas that provide the perfect canvas for your horticultural creativity. Upstairs, the master bedroom is your personal oasis, featuring a 5-piece ensuite and a spacious walk-in closet. A versatile bonus room provides an ideal space for relaxation or entertainment, while two additional bedrooms and a stylish 4-piece bathroom complete this level. The fully finished basement, developed in 2012, adds even more to love with a spacious king-sized fourth bedroom, a true man cave experience, and an additional gas fireplace, creating a cozy retreat. A well-equipped 3-piece bathroom offers extra convenience for gue...

3pc Bathroom 6.25 Ft \times 10.75 Ft
Bedroom 11.00 Ft \times 11.00 Ft
Exercise room 12.58 Ft \times 16.08 Ft
Recreational, Games room 12.58 Ft \times 16.42 Ft
Living room 13.00 Ft \times 17.00 Ft
2pc Bathroom 4.67 Ft \times 4.75 Ft

Dining room 12.00 Ft x 7.33 Ft 4pc Bathroom 9.00 Ft x 7.25 Ft 4pc Bathroom 12.25 Ft x 8.17 Ft Bedroom 9.00 Ft x 11.08 Ft Bedroom 12.42 Ft x 9.50 Ft



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Family room $18.00~{\rm Ft}\times 13.50~{\rm Ft}$ Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.