



209 Tuscany Ravine Terrace Calgary Alberta

\$874,900

Discover unparalleled living in this exquisite 2,084 sq ft two-story home, crafted by Beattie Homes in the sought-after Alpine 4 layout, nestled in the heart of Tuscany, Calgary's premier northwest community. Boasting a 950 sq ft fully finished basement, this 3,034 sq ft of total living space masterpiece offers 4 spacious bedrooms, 3 luxurious bathrooms, and a rare park-adjacent backyard that delivers unmatched privacy and direct access to a children's playground--perfect for families, entertaining, or quiet relaxation. Step inside to a grand open-concept main floor, where soaring vaulted ceilings and abundant natural light create an inviting ambiance, complemented by a cozy gas fireplace. The 2019 gourmet kitchen is a chef's dream, featuring sleek granite countertops, full-height cabinetry, and premium appliances, seamlessly flowing into a spacious eating area that opens to a professionally landscaped backyard. Stay cool year-round with rare central air conditioning, a standout feature in Calgary's warm summers. Upstairs, the expansive primary suite is a true retreat, complete with a spa-inspired ensuite boasting dual sinks, a soaking tub, and a walk-in shower. Two additional oversized bedrooms offer ample space for kids, guests, or hobbies. The fully finished basement is a game-changer, with a generous recreation room featuring a second gas fireplace, a fourth bedroom, and a full ensuite bath--ideal for teens, in-laws, or potential rental income (subject to city approval). Work from home with ease in the main floor office, conveniently located off the entrance, and enjoy the practicality of main floor laundry. The double front-attached garage, complete with a loft for extra storage, ensures space for vehicles, outdoor gear, or seasonal items. Located steps from top-rated schools like Twelve Mile Coulee and Eric Harvie, vibrant parks, and Tuscany Market Square's s...

Family room 30.00 Ft x 20.50 Ft
Bedroom 12.58 Ft x 11.58 Ft
3pc Bathroom 9.08 Ft x 8.83 Ft
Storage 6.58 Ft x 4.33 Ft
Other 9.50 Ft x 7.17 Ft
Furnace 11.25 Ft x 9.08 Ft

Living room 15.25 Ft x 15.00 Ft
2pc Bathroom 5.33 Ft x 5.17 Ft
Laundry room 7.58 Ft x 6.17 Ft
Primary Bedroom 21.33 Ft x 14.92 Ft
5pc Bathroom 10.25 Ft x 8.75 Ft
Other 7.42 Ft x 4.42 Ft

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

Office 11.75 Ft x 9.92 Ft

Foyer 8.17 Ft x 5.00 Ft

Kitchen 16.67 Ft x 15.33 Ft

Dining room 12.58 Ft x 9.33 Ft

Bedroom 15.08 Ft x 11.42 Ft

Other 4.92 Ft x 5.33 Ft

5pc Bathroom 15.83 Ft x 10.58 Ft