



# 96 Tuscany Ravine Crescent Calgary Alberta

\$724,900

Ready & waiting to welcome a new family is this wonderful two storey in the popular Northwest Calgary community of Tuscany, nestled on this quiet crescent within walking distance to a playground & park. Offering 3 levels of air-conditioned living, this fully finished Beattie-built home enjoys a total of 3 bedrooms, maple kitchen with granite countertops, new roof & fantastic backyard with incredible maintenance-free deck & gazebo. You'll love the warm & inviting feel of the main floor with its dining room with 10ft ceilings & huge picture windows, spacious great room with gas fireplace & terrific open concept kitchen with walk-in pantry & island with raised bar, granite counters & black/stainless steel appliances. Total of 3 bedrooms up highlighted by the comforting master with walk-in closet & jetted tub ensuite with separate shower, heated floors & granite-topped vanities. Over the garage is the fantastic bonus room with its soaring vaulted ceilings. The lower level - with oversized windows, is finished with super rec room area, another full bath & plenty of extra space for storage. Main floor laundry with Maytag Commercial washer & dryer. In addition to the new roof in 2024, the hot water tank was replaced in 2023 & there are also beautiful gemstone lights on the exterior. The backyard is fully fenced & landscaped, complete with an amazing 2 level composite deck (with lifetime warranty) & gazebo, 2 sheds & sitting area with trellis & firepit. Prime location in this highly-desirable family community only a few short minutes to bus stops & winding walking trails along the ridge, quick access to neighbourhood schools & the Tuscany Club/Market, & easy commute to the LRT, Crowfoot Centre & Stoney/Crowchild Trails. (id:6769)

4pc Bathroom Measurements not available  
 Recreational, Games room 31.83 Ft x 23.83 Ft  
 2pc Bathroom Measurements not available  
 Great room 15.00 Ft x 12.08 Ft  
 Dining room 9.92 Ft x 8.08 Ft  
 Kitchen 14.92 Ft x 14.25 Ft  
 Laundry room 7.42 Ft x 7.33 Ft

4pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 Primary Bedroom 14.00 Ft x 11.50 Ft  
 Bedroom 10.00 Ft x 9.50 Ft  
 Bedroom 11.42 Ft x 9.67 Ft  
 Bonus Room 15.67 Ft x 14.00 Ft

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

Listing Presented By:



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