



## 135 Tuscany Ravine Heights Calgary Alberta

\$849,900

Backing onto a green space with mountain views, this luxurious villa-style walkout bungalow with over 2,545 sq. ft. of developed space is sure to impress! Pull right into your insulated and drywalled double attached garage and safely park your vehicles out of the elements with extra guest parking on the driveway. Inside this open and airy floor plan shows pride of ownership throughout with high-end updates that include gleaming hardwood floors (2 years old), triple pane windows, and central air-conditioning. The beautiful gourmet kitchen promotes culinary adventures featuring granite countertops, a gas cooktop, built-in stainless steel appliances, full-height cabinets, a pantry for extra storage, a breakfast bar island and a skylight that streams in natural light. Encased in windows the dining room showcases tranquil views and leads to the upper deck encouraging a seamless indoor/outdoor lifestyle with green space and mountain views as the serene backdrop. Put your feet up and unwind in front of the gas fireplace in the vaulted living room where an oversized picture window frames the sensational views. A main floor den provides a tucked away work or hobby space. Spacious and bright, the primary bedroom is a true owner's retreat with beautiful views, elegant lighting, a lavish ensuite and a large walk-in closet. The same elevated design is continued into the finished basement. This entertainer's paradise includes a family room with a second gas fireplace and media built-ins for engaging movie nights and a huge rec room with a wet bar for effortless drink and snack refills after a fun game night. 2 additional bedrooms are on this level, both a generously sized with easy access to the 4-piece bathroom. Walk out to the covered patio and beautiful landscaped yard that continues onto the green space and enjoy the great outdoors without the task of having to maintain it! ...

Family room 12.50 Ft x 16.17 Ft

Recreational, Games room 14.67 Ft x 21.75 Ft

Furnace 21.58 Ft x 14.00 Ft

Bedroom 13.67 Ft x 12.25 Ft

Bedroom 11.50 Ft x 15.08 Ft

4pc Bathroom Measurements not available

Dining room 12.83 Ft x 11.75 Ft

Kitchen 12.83 Ft x 12.83 Ft

Den 11.08 Ft x 10.08 Ft

Laundry room 8.25 Ft x 7.58 Ft

Primary Bedroom 11.83 Ft x 18.08 Ft

2pc Bathroom Measurements not available

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

Listing Presented By:



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Living room 11.92 Ft x 16.83 Ft

4pc Bathroom Measurements not available