



136 Tuscany Ravine Heights Calgary Alberta

\$1,095,000

This immaculately kept, expansive bungalow villa with an open concept layout sits in a prime location backing a serene natural reserve, while being only moments away from every convenience. Step inside to discover bright, airy interiors that welcome you with a refreshing atmosphere. The elegant dining room, positioned at the front of the house, features a generous window that floods the space with natural light, making it ideal for hosting family and friends. Adjacent to the dining area, a dedicated home office provides a convenient workspace. The heart of the home is the living area, designed for effortless entertaining featuring a fireplace, wood cabinetry, a vaulted ceiling and leafy views of the trees in the ravine behind the property. The spotless kitchen exudes timeless charm with modern updates, including an integrated fridge, wall oven, microwave, large pantry, and stunning granite countertops. The large island invites guests to gather around as you whip up culinary delights while a sunlit dining nook offers a spot for casual meals. Retreat to the primary bedroom, featuring large windows and access to the back deck, where you can enjoy a peaceful morning coffee overlooking the woodland oasis beyond. The luxurious ensuite bathroom includes a deep soaking tub, a walk-in shower, dual sinks, and access to a spacious walk-in closet. Downstairs, the walkout basement has an expansive family room, complete with a fireplace and enough space for a games table or gym equipment. A convenient wet bar is perfect for enjoying snacks during movie nights. Guests will feel right at home in the two lower level bedrooms, each with their own bathroom and walk-in closet, offering privacy and comfort. Relax on the shaded patio during hot summer days while gazing out at the lush natural surroundings. Walk or bike the extensive pathway system through Twelve Mile Coulee Park and enj...

Family room 17.42 Ft x 16.00 Ft

Storage 17.33 Ft x 14.00 Ft

Recreational, Games room 22.00 Ft x 11.42 Ft

Other 9.00 Ft x 3.00 Ft

Bedroom 15.50 Ft x 10.25 Ft

Bedroom 13.75 Ft x 10.25 Ft

Dining room 13.42 Ft x 11.17 Ft

Breakfast 10.33 Ft x 9.00 Ft

Living room 17.42 Ft x 15.00 Ft

Foyer 12.00 Ft x 7.00 Ft

Den 11.92 Ft x 11.42 Ft

Laundry room 11.50 Ft x 8.25 Ft

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Listing Presented By:



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3pc Bathroom 8.25 Ft x 7.58 Ft
4pc Bathroom 8.83 Ft x 5.08 Ft
Kitchen 21.00 Ft x 10.00 Ft

Primary Bedroom 16.00 Ft x 11.92 Ft
2pc Bathroom 4.92 Ft x 4.67 Ft
5pc Bathroom 10.92 Ft x 9.92 Ft