



## 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 x 10.75 Ft

Bedroom 11.00 Ft x 11.00 Ft

Exercise room 12.58 Ft x 16.08 Ft

Recreational, Games room 12.58 Ft x 16.42 Ft

Living room 13.00 Ft x 17.00 Ft

2pc Bathroom 4.67 Ft x 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

Family room 18.00 Ft x 13.50 Ft

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

Listing Presented By:



Originally Listed by:  
PREP Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Kitchen 12.00 Ft x 11.67 Ft

Primary Bedroom 12.17 Ft x 13.42 Ft

Laundry room 9.00 Ft x 5.83 Ft