



## 530 Tuscany Ravine Road Calgary Alberta

\$875,000

Experience the ultimate location on a dream lot in Tuscany Ridge Estates Crescent! This fully finished luxury home offers a total of 2,888 sqft. of developed living space, situated on an incredible oversized lot facing a park with a playground, surrounded by bike paths, and just steps from the creek ,ravine and a 10-minute walk from the Bow river pathways . This stunning 3-bedroom, 2-storey home features a custom-developed lower level, a main floor den (a perfect location for a formal dining room) and a vaulted bonus room complete with built-in cabinetry and a workstation. Hardwood , newer vinyl plank flooring, newer carpet, ceramic tile, and 9' ceilings enhance the open layout, while the striking stone and stucco exterior add to the home's curb appeal. The kitchen is designed for both style and functionality, updated cabinetry, a pull-out mixer cabinet ,stainless steel appliances including a gas range and double oven, and a large dining area. A walk-through pantry leads to a mudroom and a convenient main floor laundry room with custom built-ins. The spacious family room boasts one of the home's three fireplaces, perfect for cozy evenings. The master suite is a true retreat, offering a walk-in closet, electric fireplace and a luxurious updated ensuite with double sinks, soaker tub, and a large separate shower. With a total of 3.5 baths, this home is well-suited for family living. The fully developed basement is an entertainer's dream, offering custom-built cabinetry, a kitchenette, a recreation room with a media area (in-wall conduit for the ceiling-mounted projector), in-wall 5.1 stereo wiring with Polk Audio ceiling-mounted surround speakers and soundproofing in the interior walls and ceiling ensure a top-notch audio-visual experience. You will also appreciate ample storage, a bathroom, and a potential fourth bedroom currently being utilized as a home gym, with ...

4pc Bathroom 8.83 Ft x 4.92 Ft

5pc Bathroom 11.58 Ft x 11.58 Ft

Bedroom 10.00 Ft x 9.92 Ft

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Bonus Room 18.00 Ft x 21.58 Ft

Office 4.17 Ft x 7.00 Ft

Recreational, Games room 25.92 Ft x 16.33 Ft

Furnace 10.08 Ft x 15.08 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Den 9.00 Ft x 10.00 Ft

Dining room 9.92 Ft x 9.83 Ft

Foyer 10.75 Ft x 7.42 Ft

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Listing Presented By:



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Primary Bedroom 15.00 Ft x 13.33 Ft  
3pc Bathroom 5.75 Ft x 8.00 Ft  
Other 8.83 Ft x 5.50 Ft  
Exercise room 13.42 Ft x 15.50 Ft

Kitchen 17.58 Ft x 16.50 Ft  
Laundry room 8.58 Ft x 8.50 Ft  
Living room 15.08 Ft x 16.58 Ft