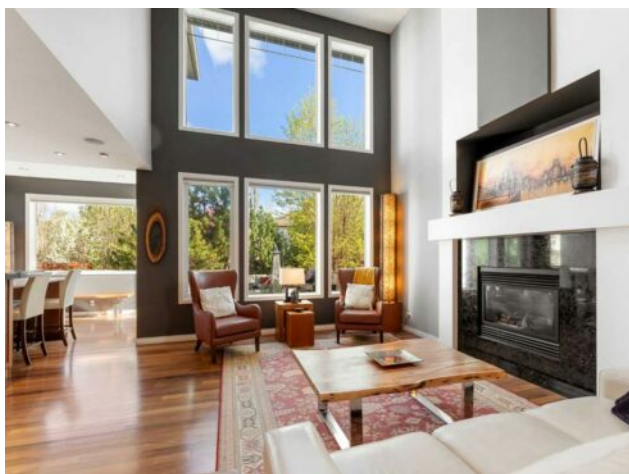


25 Tuscany Ravine Close NW Calgary, Alberta

MLS # A2218841



\$874,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,130 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Underground		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Central vacuum canister, cabinet above basement toilet, LED lights in front-east side bedroom, 2 bookcases (1st office and bedroom), wooded shelves and hooks in garage, dual fuel range, built-in speakers (as-is, seller has never used), nest doorbell, camera on garage

Welcome home. With its architectural elegance and thoughtful functionality, this residence offers exceptional indoor-outdoor living in one of Calgary's most beloved NW communities. Tucked away on a quiet street, this 5-bedroom, fully finished home backs onto a lush, south-facing backyard retreat — a private sanctuary designed for quiet sunsets, morning coffees, family dinners, and large gatherings. Mature trees, shrubs, and perennials surround multiple outdoor zones, including a deck, exposed aggregate patio, stone patio, and lawn space for games and play. An underground sprinkler system in both the front and back yards keeps everything green with ease. Inside, a dramatic 17-foot wall of windows in the living room floods the main floor with natural light and perfectly frames the backyard — seamlessly blending indoor and outdoor living. Whether entertaining, enjoying a sunlit nap, or curled up by the fireplace, the space invites you to relax and stay. The open-concept main floor was designed for both daily living and effortless hosting. The renovated kitchen balances form and function with ceiling-height cabinetry, quartz counters that extend into a waterfall-edge built-in table, a raised granite breakfast bar, and under-cabinet lighting for added ambiance. Together, the built-in table and bar comfortably seat up to eight — ideal for family dinners or casual gatherings. Just off the kitchen, the formal dining room — with its estate-style coffered ceiling — easily converts to a home office or flex space to suite your family's needs. Brazilian cherry hardwood floors, refinished in 2017, add warmth and elegance throughout. Upstairs, the primary suite is a true retreat. A raised sitting area surrounded by windows offers views of the private backyard and creates a peaceful corner for reading, working, or simply being still. The

5-piece ensuite includes a dual vanity, stand-alone shower, soaker tub, and private water closet. Three additional bedrooms — including one with a walk-in closet — a full family bath, and built-in hallway bookshelves complete the upper level. The bright and airy basement was thoughtfully developed with large windows throughout — including three additional egress windows added in 2010 — making the spacious bedroom, rec room with fireplace, and wet bar feel welcoming and open. A climate-controlled wine room (that doubles as cold storage) and a luxurious steam shower round out this level. Recent updates include new shingles (2020) and interior paint (2022), ensuring the home is move-in ready. This location is truly special — just steps from a park that connects to Tuscany's extensive pathway network, with another entry point just around the corner (yes, they connect to the city's river path). Enjoy the short walk to the ravine trails of Twelve Mile Coulee Park. You're also conveniently close to schools and shopping, including the Catholic K–9, English and French elementary programs, the community middle school, and Tuscany's main retail area.