

## 1 Tuscany Ravine Terrace NW Calgary, Alberta

**MLS # A2234497**



**\$729,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,885 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Tire rack, patio lights, shed, all speakers

Welcome to this stunning two-story residence nestled in the heart of the highly sought-after community of Tuscany. Thoughtfully designed and impeccably maintained, this 5 bedroom, 3.5 bath home blends spacious living with elevated style, offering both comfort and functionality for modern families. Step inside to be greeted by soaring 18-foot vaulted ceilings in the expansive living room, where an abundance of natural light pours through oversized windows, creating an airy and inviting atmosphere. The open-concept main floor is anchored by a beautiful fireplace and flows seamlessly into the dining area and a chef-inspired kitchen featuring room for bar seating, loads of counter space, custom cabinetry, and stainless appliances—perfect for everyday living and entertaining. A dedicated main-floor office provides a quiet and private space ideal for working from home or managing daily tasks. Also on the main level, you’ll find laundry, tons of builtins and a stylish half bath. Upstairs, the large primary suite including a walk-in closet and spa-like ensuite with a soaking tub, separate shower, and oversized vanity. Two more additional bedrooms offer generous space and versatility, along with a full bathroom to accommodate family or guests. This fully finished basement offers additional family space, 2 more bedrooms both with builtin walk in closets and a 3 piece bathroom! Outside, the landscaped backyard is your own private retreat, highlighted by a mini sport court perfect for summer sports basketball, pickleball, casual play, a patio or potential Rv parking and the perfect ice rink in the winter! A separate deck area great for BBQing, or lounging. Whether you're hosting gatherings or enjoying quiet evenings under the stars, this outdoor space offers year-round enjoyment. Located in the prestigious Tuscany neighborhood, known for its scenic surroundings,

top-rated schools, community parks, and walking trails, this home combines luxury living with a vibrant, family-friendly environment. Don't miss the opportunity to own a home that truly has it all—space, style, and a prime location in one of the area's most desirable communities.