



THE
A-TEAM

**RE/MAX
FIRST**

29 TUSCANY RAVINE Mews, Calgary T3L2W3

MLS® #: **A2144856**

Area: **Tuscany**

Listing Date: **06/26/24**

List Price: **\$959,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **5,489 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,377**
Low Sqft:
Ttl Sqft: **2,377**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Low Maintenance Landscape,Underground Sprinklers,Pie Shaped Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Awning(s)**

Construction: **Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	14`0" x 7`5"
Kitchen	Main	15`4" x 16`5"
Living Room	Main	13`10" x 9`6"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	11`4" x 13`8"
Bedroom - Primary	Upper	16`9" x 14`0"

Room	Level	Dimensions
Breakfast Nook	Main	11`11" x 8`1"
Family Room	Main	19`7" x 15`9"
Laundry	Main	7`3" x 8`5"
Office	Main	11`11" x 9`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`6" x 11`11"
3pc Bathroom	Lower	0`0" x 0`0"

Bedroom	Lower	10`9" x 15`1"	Game Room	Lower	32`11" x 21`6"
			Legal/Tax/Financial		

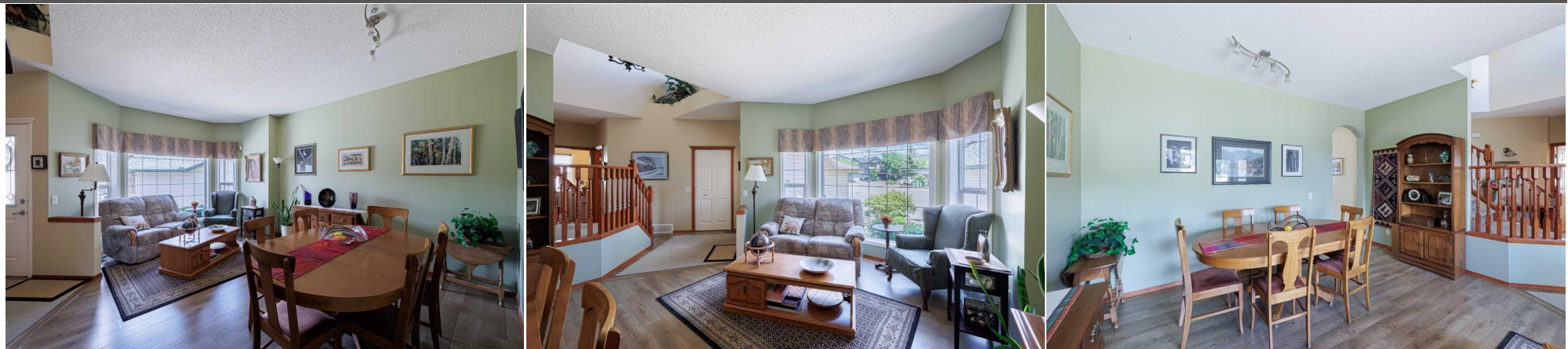
Title: **Fee Simple** Zoning: **R-C1**
 Legal Desc: **0310801**

Remarks

Pub Rmks: **Welcome to this stunning fully finished executive two-story home, nestled in a tranquil cul-de-sac. This exquisite property boasts expansive, breathtaking mountain views and is surrounded by lush green space, offering unparalleled privacy and serenity. As you step inside, you are greeted by an elegant foyer providing a comfortable space to welcome guests. As you pass a cozy living room and spacious dining area the gourmet kitchen awaits! It is a chef's dream, featuring upgraded stainless steel appliances, custom cabinetry, granite counters, an oversized island, tons of cabinets, ideal for both casual dining and entertaining large gatherings. Flooded with natural light from the large windows that perfectly frame the picturesque landscape enjoy the majority of your meals from this vantage point and never be disappointed again capturing every sunset! The main floor also includes a sophisticated home office, a large family room with a stone surround fireplace for the perfect ambiance. Access a large covered deck just off the kitchen and living room where you can enjoy the stunning mountain views, miles of environmental reserve and panoramic views. Upstairs, the luxurious primary suite offers a large private retreat with a spa-like ensuite offering a separate tub, separate shower and a walk-in closet. Additional bedrooms are generously sized and share a beautifully appointed bathroom. The walkout basement was professionally finished, providing extra living space with a recreation room, living room, wet bar, additional bedroom, full bathroom and a workshop that could be converted to another bedroom. The backyard is an oasis of tranquility, with beautifully landscaped gardens, a patio, and direct access to the surrounding green space. Enjoy the short walk to schools, shopping, restaurants, the Bow River, 12 Mile Coulee Ravine, and the Tuscany Club. This home combines the best of luxury living with the peace and beauty of nature. Don't miss this rare opportunity to own a piece of paradise.**

Inclusions: **Deck covering, pool table and accessories, long bookcase**
 Property Listed By: **RE/MAX First**

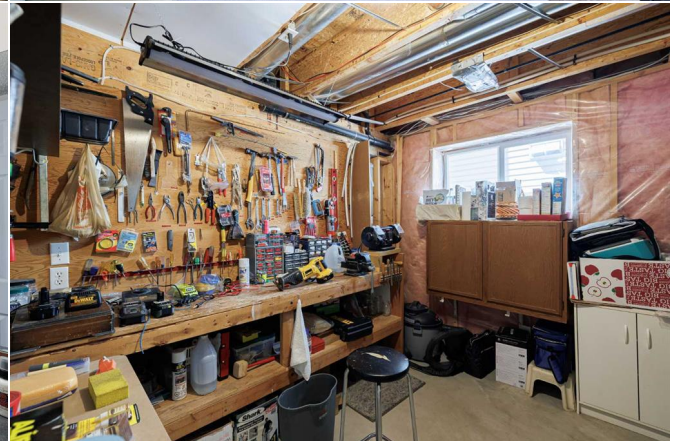
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











29 Tuscany Ravine Mews NW, Calgary, AB

Main Floor
 Estimated Area: 133.00 sq ft
 Excluded Area: 463.30 sq ft



PREPARED: 20/04/2023



With regions are excluded from total floor area in i-GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

29 Tuscany Ravine Mews NW, Calgary, AB

Basement
 Estimated Area: 1008.00 sq ft
 Excluded Area: 75.37 sq ft



PREPARED: 20/04/2023



With regions are excluded from total floor area in i-GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

