



THE
A-TEAM

**RE/MAX
FIRST**

128 TUSCANY RAVINE Terrace, Calgary T3L 2S7

MLS®#: **A2149093**

Area: **Tuscany**

Listing Date: **07/18/24**

List Price: **\$939,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,133 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,440**
Low Sqft:
Ttl Sqft: **2,440**

DOM

60
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,No Neighbours Behind,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 14`6"
Kitchen	Main	12`2" x 15`2"
Family Room	Lower	13`9" x 12`9"
Bedroom	Upper	13`2" x 9`0"
Bedroom	Lower	9`1" x 10`1"
Laundry	Main	8`10" x 3`0"
3pc Bathroom	Lower	

Room	Level	Dimensions
Dining Room	Main	12`6" x 9`8"
Nook	Main	8`1" x 10`3"
Bedroom - Primary	Upper	13`6" x 12`4"
Bedroom	Upper	11`11" x 10`8"
Bonus Room	Upper	15`4" x 14`0"
2pc Bathroom	Main	
4pc Bathroom	Upper	

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

0211922

Remarks

Pub Rmks: **Welcome to this exquisite home, backing onto the ravine and boasting panoramic views, a perfect blend of comfort and luxury. Stepping inside, the main open to below front entrance leads to a breathtaking view of the open floor plan interior. The heart of the home, the kitchen, is equipped with a stylish island featuring raised breakfast bar seating, a convenient corner pantry, sleek stainless steel appliances, and a modern gas cooktop, making it a chef's delight. Adjacent to the kitchen, the eating nook boasts a vaulted ceiling and provides access to the back deck, where you can enjoy stunning views of downtown. Step outside to a serene backyard that backs onto a picturesque ravine, surrounded by mature trees that offer both privacy and a touch of nature. This outdoor haven features a well-designed patio area, perfect for entertaining guests, a cozy fire pit for evening gatherings, and a practical shed for additional storage. Moving back inside, the living room is a bright and welcoming space, highlighted by a fireplace with a tasteful tile surround and a wooden mantle, and large windows that flood the room with natural light. The spacious dining room, adorned with a beamed ceiling, offers an elegant setting for family meals and special occasions. A 2pc bathroom and main floor laundry complete this level. Upstairs, the primary bedroom suite is a true retreat, featuring a luxurious 5-piece ensuite with a dual vanity, standalone shower, jetted tub, walk-in closet, and a double-sided fireplace. The vaulted ceiling and additional seating area with beautiful views add to the room's grandeur. An upper-level bonus room, complete with a ceiling fan and vaulted ceiling, provides a versatile space for relaxation or entertainment. Two additional bedrooms and a 4pc bathroom complete this upper level. Descending to the fully finished walkout basement, this level offers an additional living space, including a cozy living room with a fireplace and tile surround, access to a lower-level patio, and a wet bar with a dishwasher and cabinetry. The basement also includes a fourth bedroom and 3pc bathroom, making it perfect for guests or extended family. This home is immaculate, exceptionally well maintained and offers a perfect blend of indoor comfort and outdoor beauty. Close to walking paths and all amenities, this home is a must see!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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













