



THE
A-TEAM

**RE/MAX
FIRST**

135 TUSCANY RAVINE Heights, Calgary T3L 0C2

MLS®#: **A2173687**

Area: **Tuscany**

Listing Date: **10/17/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,297

Year Built:

2007

Low Sqft:

Ttl Sqft:

1,297

Lot Information

Lot Sz Ar:

410 sqft

Lot Shape:

DOM

1

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Lawn,Landscaped,Views

Double Garage Attached,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator

Int Feat:

Bookcases,Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`11" x 16`10"
Kitchen	Main	12`10" x 12`10"
Laundry	Main	8`3" x 7`7"
Game Room	Basement	14`8" x 21`9"
Bedroom - Primary	Main	11`10" x 18`1"
Bedroom	Basement	11`6" x 15`1"

Room	Level	Dimensions
Dining Room	Main	12`10" x 11`9"
Den	Main	11`1" x 10`1"
Family Room	Basement	12`6" x 16`2"
Furnace/Utility Room	Basement	21`7" x 14`0"
Bedroom	Basement	13`8" x 12`3"
2pc Bathroom	Main	

4pc Ensuite bath

Main

4pc Bathroom
Legal/Tax/Financial

Basement

Condo Fee:
\$551

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: 0711349

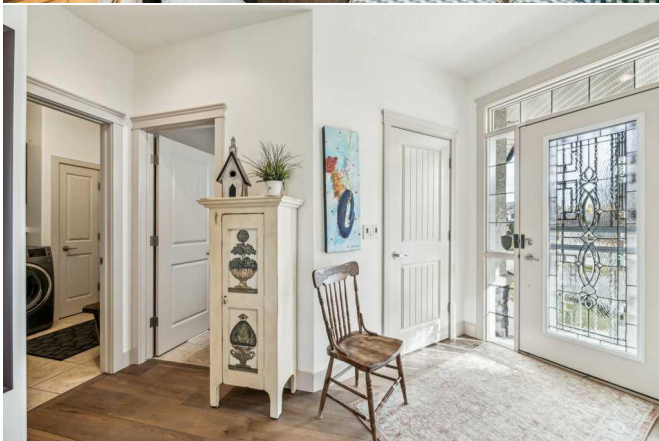
Remarks

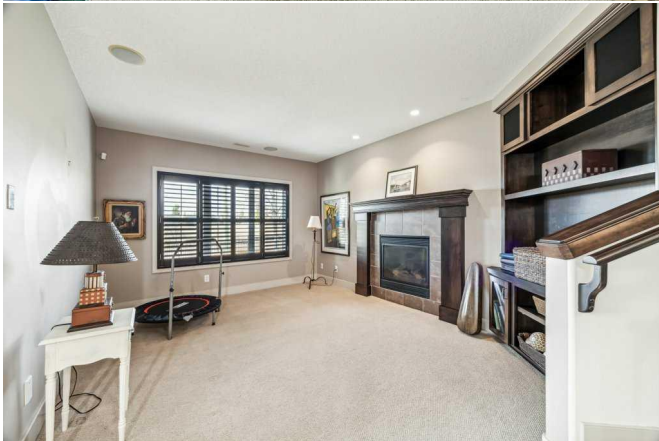
Pub Rmks: **Backing onto a green space with mountain views, this luxurious villa-style walkout bungalow with over 2,545 sq. ft. of developed space is sure to impress! Pull right into your insulated and drywalled double attached garage and safely park your vehicles out of the elements with extra guest parking on the driveway. Inside this open and airy floor plan shows pride of ownership throughout with high-end updates that include gleaming hardwood floors (2 years old), triple pane windows, central air-conditioning and built-in speakers both inside and out. The beautiful gourmet kitchen promotes culinary adventures featuring granite countertops, a gas cooktop, built-in stainless steel appliances, full-height cabinets, a pantry for extra storage, a breakfast bar island and a skylight that streams in natural light. Encased in windows the dining room showcases tranquil views and leads to the upper deck encouraging a seamless indoor/outdoor lifestyle with green space and mountain views as the serene backdrop. Put your feet up and unwind in front of the gas fireplace in the vaulted living room where an oversized picture window frames the sensational views. A main floor den provides a tucked away work or hobby space. Spacious and bright, the primary bedroom is a true owner's retreat with beautiful views, elegant lighting, a lavish ensuite and a large walk-in closet. The same elevated design is continued into the finished basement. This entertainer's paradise includes a family room with a second gas fireplace and media built-ins for engaging movie nights and a huge rec room with a wet bar for effortless drink and snack refills after a fun game night. 2 additional bedrooms are on this level, both a generously sized with easy access to the 4-piece bathroom. Walk out to the covered patio and beautiful landscaped yard that continues onto the green space and enjoy the great outdoors without the task of having to maintain it! Additional upgrades include: a new boiler system purchased 2 years ago (\$15,000), A/C was tuned up summer of 2024, the furnace, humidifier, hot water tank and boiler are scheduled for an inspection/tune up in November 2024 and ducts will be freshly cleaned at the same time (a 3 prepurchased package with ARPIS is included) and the fridge, dishwasher and microwave were replaced 2 years ago. (Note that the water softener does not work and the water to the fridge has been turned off but is easily turned on.) Phenomenally located in an outstanding family-oriented community, home to 4 schools, an off-leash dog park, Lynx Ridge Golf Course, the 12 mile Coulee natural area, an LRT station, numerous shopping and restaurant options and the always popular residents-only Club boasting a spray park, skate park, ice rink, tennis courts, clubhouse with year-round activities and much more. When you do need to leave enjoy the quick and easy access to Stoney and Crowchild Trails.**

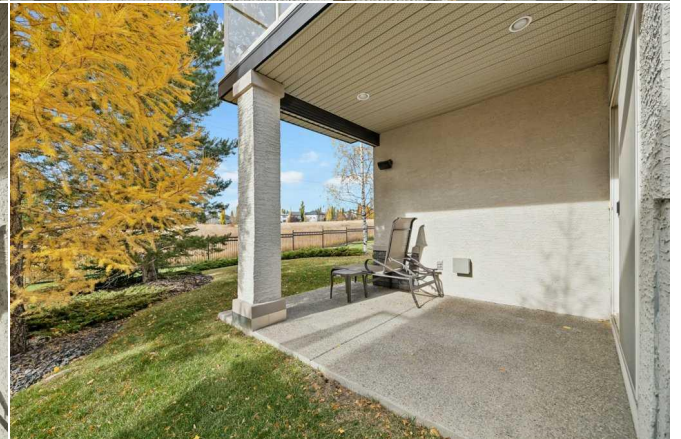
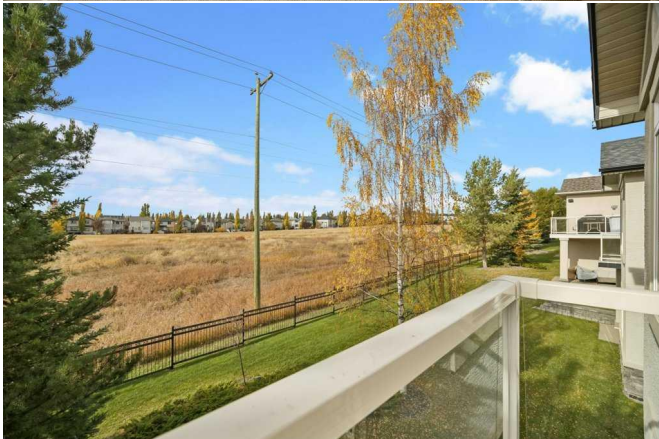
Inclusions: Attached Green Shelves in Basement
Property Listed By: Century 21 Bamber Realty LTD.

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









135 Tuscany Ravine Heights NW, Calgary, AB

Main Floor Exterior Area 1297.17 sq ft
 Interior Area 1218.73 sq ft
 Excluded Area 47.15 sq ft



PREPARED: 2024/10/17



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

135 Tuscany Ravine Heights NW, Calgary, AB

Basement (Below Grade) Exterior Area 1251.16 sq ft
 Interior Area 1173.91 sq ft



PREPARED: 2024/10/17



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