

**530 Tuscany Ravine Road NW
Calgary, Alberta**

MLS # A2171657



\$875,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Street Lighting, U		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 2ND FRIDGE IN BASEMENT, ALL TV WALL MOUNTS, ELECTRIC FIREPLACE IN MASTER, MOVIE SCREEN, PROJECTOR & SPEAKERS, VACU SYSTEM AND ATTACHMENTS, WALL MOUNTED DESK IN BOTH BEDROOM, alarm not under contract, storage shed

Experience the ultimate location on a dream lot in Tuscany Ridge Estates Crescent! This fully finished luxury home offers a total of 2,888 sqft. of developed living space, situated on an incredible oversized lot facing a park with a playground, surrounded by bike paths, and just steps from the creek, ravine and a 10-minute walk from the Bow river pathways. This stunning 3-bedroom, 2-storey home features a custom-developed lower level, a main floor den (a perfect location for a formal dining room) and a vaulted bonus room complete with built-in cabinetry and a workstation. Hardwood, newer vinyl plank flooring, newer carpet, ceramic tile, and 9’ ceilings enhance the open layout, while the striking stone and stucco exterior add to the home’s curb appeal. The kitchen is designed for both style and functionality, updated cabinetry, a pull-out mixer cabinet, stainless steel appliances including a gas range and double oven, and a large dining area. A walk-through pantry leads to a mudroom and a convenient main floor laundry room with custom built-ins. The spacious family room boasts one of the home's three fireplaces, perfect for cozy evenings. The master suite is a true retreat, offering a walk-in closet, electric fireplace and a luxurious updated ensuite with double sinks, soaker tub, and a large separate shower. With a total of 3.5 baths, this home is well-suited for family living. The fully developed basement is an entertainer’s dream, offering custom-built cabinetry, a kitchenette, a recreation room with a media area (in-wall conduit for the ceiling-mounted projector), in-wall 5.1 stereo wiring with Polk Audio ceiling-mounted surround speakers and soundproofing in the interior walls and ceiling ensure a top-notch audio-visual experience. You will also appreciate ample storage, a bathroom, and a potential fourth bedroom currently being utilized as a home gym,

with special flooring (newer window recently installed adding more natural sunlight). Step outside to enjoy the large concrete patio, complete with a firepit, in the beautifully landscaped yard. The outdoor space features a cedar fence, an underground sprinkler system, sour cherry and Saskatoon berry bushes, lilac bushes, apple and crab-apple trees and a natural gas BBQ hookup. Relax and cool down inside during the hot summer months with the newer central air conditioning! The exposed aggregate concrete curbing adds a polished touch to this exceptional yard. This home offers incredible value in the sought-after Tuscany Estates location!