

121 Tuscany Ravine Close NW
Calgary, Alberta

MLS # A2214667



\$774,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Garage refrigerator, Bonus room shelving, Garden sheds (x2)

Welcome to this charming, thoughtfully designed, family friendly home that offers functionality, and updated features throughout. Located on a quiet street and ideal for families, professionals, or anyone seeking both comfort and convenience, this property combines a versatile layout with meaningful improvements. The main level is designed with practicality in mind, starting with a bright and welcoming kitchen. Equipped with stainless steel appliances—including a 2023 induction stove and microwave—this kitchen also features a corner pantry, an island with a convenient eating bar, and ample cabinetry. The adjacent eating nook flows seamlessly into the living room and offers direct access to the back deck with steps down to the patio—making it a great setup for hosting or enjoying indoor, outdoor living. The living room is warm and inviting, centred around a corner fireplace with a stone surround and mantle, ideal for cozy evenings or gathering with friends. The main floor also includes a laundry room for added convenience. Upstairs, the home continues to impress with a bright bonus/family room—enhanced with Bali window shades (2023)—perfect as a secondary living space, media area, or play zone. The spacious primary suite features a walk-in closet and a 4-piece ensuite with a relaxing corner soaking tub, a stand-alone shower, and an upgraded high-flow vent fan and vent pipe (2021). Two additional bedrooms share a second 4-piece bathroom, with updated flooring (2021), making this level both comfortable and functional for families. The basement is fully finished with flexibility in mind. It offers a large recreation or family room with ample space for movie nights, workouts, or hobbies. A separate flex room can easily be converted into a fourth bedroom, and a full 3-piece bathroom—completed in 2018—adds additional

convenience. The ceiling is insulated for better soundproofing and temperature control, contributing to a more peaceful and energy-efficient lower level. Outside, the backyard is fully fenced and ready for both relaxation and play. Enjoy the sunshine on your private patio, store tools or seasonal items in the shed, and unwind in a space that's made for outdoor enjoyment. Key upgrades and maintenance highlights include: new roof (2021), new hot water tank (2024), new washer & dryer (2022), Hunter Douglas blinds in the primary bedroom (2019), ceiling and LED pot lights on the main floor (2021), duct cleaning (2023) and furnace serviced annually! This home offers excellent value, a smart layout, and peace of mind thanks to consistent care and quality upgrades. Discover the charm and comfort this home has to offer!