

\$1,150,000 - 498 Tuscany Ravine Road Nw, Calgary

MLS® #A2264040

\$1,150,000

4 Bedroom, 4.00 Bathroom, 2,366 sqft

Single Family on 0.14 Acres

Tuscany, Calgary, Alberta

Nestled on one of Tuscany's most coveted lots, 498 Tuscany Ravine Road NW presents an exceptional estate home where sophisticated living meets natural serenity and modern efficiency. As you enter, the main floor impresses with 9-foot ceilings and rich hardwood floors guiding you through a thoughtfully designed layout. A versatile front flex room is perfect for a home office, while the expansive great room features a cozy fireplace with custom built-ins. The chef's kitchen is a highlight, boasting a large island, a walk-through pantry, and upgraded stainless steel appliances, including a newer induction stove. The adjoining breakfast nook is bathed in light and offers direct access through patio doors to your private, west-facing backyard oasis, complete with a fantastic deck, a fire pit, and a beautifully treed, private yard. Upstairs, the home offers a peaceful retreat with three bedrooms, including a spectacular primary suite. This spacious sanctuary features a luxurious 4-piece ensuite, a large walk-in closet, and a cozy sitting area overlooking the protected natural reserve. A bonus room, with views of the front green space, provides a perfect playroom or secondary living area. The professionally developed lower level is an entertainer's dream, featuring a large recreation space ideal for a pool table, a dedicated TV theatre area, a convenient fourth bedroom, and a stylish 3-piece bath with a custom-tiled shower and heated floors. Practicality is matched with luxury, evidenced



by the oversized heated double garage which includes a subpanel for a workshop and ample space for vehicles and toys. This home is equipped for comfort and sustainability, featuring two high-efficiency furnaces and a solar panel system designed to reduce your energy footprint and costs. The location is truly unparalleled, directly backing onto a natural reserve for ultimate privacy and tranquility, while a community playground and green space are just steps from your front door. With community schools and an extensive pathway network for hiking and biking moments away, this home offers a premier lifestyle in a community celebrated for its family-friendly charm. This is a rare opportunity to enjoy many years of enjoyment in a perfectly situated property. (id:6289)

Built in 2005

Essential Information

Listing #	A2264040
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,366
Acres	0.14
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	498 Tuscany Ravine Road Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L3B1

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse
Features	Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX iRealty Innovations
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