

466 Tuscany Ravine Road NW  
Calgary, Alberta

MLS # A2211714



\$880,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Dishwasher and Fridge in the basement

OPEN HOUSE, Friday, May 2nd, 4-6pm, Saturday, May 3rd, 1-3pm, Sunday, May 4th, 1-4pm....Rare Ridge-Lot Gem in Tuscany | 2,253 Sqft | Finished Basement | Spectacular Views. Welcome to this&nbsp;immaculate&nbsp;2-story home, Cardel Built, one-owner home, in the heart of Tuscany, backing directly onto the ridge &mdash; a truly&nbsp;rare and coveted location! With sweeping views&nbsp;and direct access to the extensive&nbsp;walking and biking paths&nbsp;behind the home, this property offers the perfect blend of serenity and convenience. Inside, you'll find 2,253 sqft of beautifully maintained living space. The main floor features a bright, open-concept layout with a&nbsp;chef&rsquo;s kitchen&nbsp;that includes a&nbsp;massive walk-in pantry, stainless appliances, and an oversized island &mdash; all flowing seamlessly into the spacious living room, complete with&nbsp;custom-built shelving&nbsp;with build in speakers and a stunning&nbsp;mantle fireplace. A versatile&nbsp;main floor flex space&nbsp;is perfect for a home office, playroom, or formal dining. Upstairs is a bright, enormous&nbsp;bonus room&nbsp;with high ceilings offers additional space for relaxation or entertaining. Three generous bedrooms include a large primary suite with views of green space. and a stunning, functional ensuite with dual sinks and soaker tub. The&nbsp;fully finished basement&nbsp;includes a storage room, a cozy living area,&nbsp;wet bar, and an additional bedroom &mdash; ideal for guests or a growing family. Step outside to enjoy the&nbsp;low-maintenance, private backyard, perfect for quiet evenings or morning coffee, all nestled in a&nbsp;peaceful cul-de-sac. A rare home in Tuscany that backs directly onto the ridge.&nbsp;Incredible views, exceptional layout, and access to nature at your doorstep &mdash; this one has it all.