

## 14 Tuscany Ravine Landing NW Calgary, Alberta

**MLS # A2215570**



**\$899,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Storage shed, TV mount, Water softener

Welcome to this exceptional former lottery home nestled in the highly sought-after community of Tuscany, offering a rare combination of luxury, functionality, and location. Set on a beautifully landscaped pie-shaped lot that backs directly onto serene greenspace and one of the largest ravines in the area, this home is perfectly positioned on a quiet cul-de-sac, providing both privacy and luxury. As you step through the grand main entrance, you are welcomed by a soaring 18-foot ceiling, bright windows, and a spacious front closet, setting the tone for the open-concept elegance that follows. Flowing seamlessly from the foyer, the main level is designed to impress with expansive windows throughout, allowing natural light to flood the space while framing picturesque views of the lush backyard and greenspace beyond. At the heart of the home lies the chef-inspired kitchen, where granite countertops, stainless steel appliances, a gas cooktop, and top-of-the-line cabinetry meet to create a space as functional as it is beautiful. The large island with a raised breakfast bar is perfect for casual meals, while a walk-in pantry offers ample storage. Just off the kitchen is the formal dining area, which opens onto the back deck, making indoor-outdoor entertaining effortless. The adjacent living room is warm and inviting, filled with natural light and offering a seamless flow into the rest of the main level. A large, thoughtfully positioned office provides the perfect space for remote work or quiet focus. The oversized attached garage connects to a well-appointed mudroom and laundry area, featuring high-end washer and dryer units and leading directly into the main level powder room. Upstairs, a cozy yet spacious family room awaits, highlighted by a beautiful gas fireplace wrapped in stone with a wooden mantle and framed by large windows. The luxurious primary bedroom serves as a peaceful

retreat with expansive backyard views, a four-piece ensuite complete with a skylight, and a generous walk-in closet. Two additional bedrooms and another four-piece bathroom complete the upper level. The fully finished basement adds even more versatility and appeal, featuring a large media room equipped with a projector and built-in speaker system, a second gas fireplace, and a stylish wet bar—perfect for hosting movie nights or game-day gatherings. An additional bedroom and four-piece bathroom provide ideal space for guests or family. With a stucco siding and stone exterior, meticulously maintained landscaping, and direct access to scenic pathways and ravines, this home offers an elevated lifestyle in one of Calgary's most beloved communities. Don't miss your chance to own this remarkable family home in Tuscany.