



Calgary-A-Tuscany
434 TUSCANY RAVINE Road NW

LP \$ 849,000
MLS #: C3559346

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	7	Year Built:	2005
Bedrms:	Above: 3/Ttl: 3	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2392.84	Total Sq M:	222.3

European chic with fantastic views of the city and mountains. With over 3300 sqft of living quarters this home is nestled on a quiet street with south facing back yard backing onto a private ravine. Spacious open concept main floor boasts large windows that follow the 17 foot vaulted ceilings and a sweeping staircase. Features include gorgeous hardwood floors, gourmet kitchen featuring granite counter tops, large island with eating area, pantry, stainless appliances, custom woodwork/cabinetry throughout and a sunny breakfast nook with access to the large private deck to enjoy the breathtaking panoramic views. Upper level features a spacious master bedroom with large walk-in closet and 5pc ensuite and delightful lounge area with great views. Two other large bedrooms and a full bath complete the upper level. Lower level is nicely finished for entertaining complete with a separate office that has heated floors. There is plenty of room for the 4th & 5th bedroom option and is designed to accomodate this.

Directions:

Virtual Tour: <http://www.platinumhd.tv/videos/residential/alberta/calgary/434> Brochure: <http://markdevernden>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:Negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	1	0	1	Occupancy: Seller		Main:	116.7	1256.16
Enst Baths:		0	0	0	1	0			Uppr:	105.6	1136.68
Addl Rms:		Finish Levels: 3					Garage Dim:		AbGd:	222.3	2392.84
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:		Lowr:	88.1	948.31
Fireplace:	Mantle						Middle Schl:		BIGd:	88.1	948.31
Parking:	Double Garage Attached						High Schl:		Total A.G:	222.3	2,392.84

Living Room:			Master Bdrm:	7.9x6.5	U
Dining Room:	3.8x3.1	M	Bedrm 2:	2.7x3.6	U
Kitchen:	4.4x4.8	M	Bedrm 3:	3.8x3.0	U
Family Room:	6.7x4.3	M	Bedrm 4:		
Den:	2.9x2.8	M	Second Family Rm	8.3x7.2	L

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco	Remodel:	
Site Influen:	Schools, River Valley View, View City, View Downtown, View Mountain, View, Playground Nearby, Landscaped	Features:	Ceiling 9 ft., Deck, Vaulted Ceiling, Patio, Steam Room, Wall Unit-Built-In, Drapery Rods, Wood Windows, Bar
Goods Incl:	Refrigerator, Stove-Electric, Dishwasher-Built-In, Microwave Hood Cover, Washer, Dryer, Window Coverings-All, Garage Opener-2 Control	Amenities:	
		Restrict:	UTILR, R-COV
		Goods Excl:	

Warranty: None
Front Exposure:N

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:	\$252
Condo Name:		Condo/HOA Incl:			
Prk Encl/TTL:	2/4	,Amenities Associated With Hoa/Condo			
Reg Size:					

Total Lot M2:	437.0	Lot Dimen:	
Frontage:	12.3	Lot Shape:	Rectangular
Depth:	35.3	Zoning:	R-C1
Conform:		Front Expos:	N
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,451 - 2012	Local Improve	