

\$1,150,000 - 156 Tuscany Ravine Heights Nw, Calgary

MLS® #A2248907

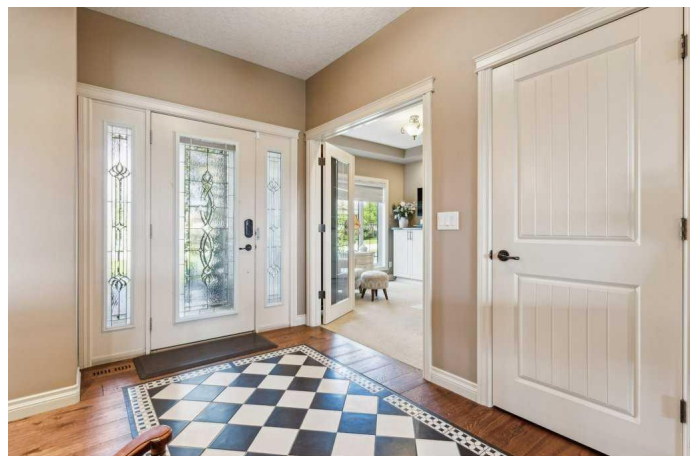
\$1,150,000

3 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

**** Open HS Sat Aug 23, 2-4** Walk-Out**
Luxury Villa with Over 3,200 sq ft of Development Backing onto Ravine Experience refined living in this fully developed walk-out villa bordering a peaceful ravine. Designed for low-maintenance luxury and convenience, this residence offers immediate access to parks, walking paths, and is just minutes from premier golf courses. The main floor features a bright, open-concept layout, ideal for entertaining. The kitchen is equipped with a large island, quality cabinetry, stainless steel appliances, and granite countertops. Additional main level spaces include a spacious living room with gas fireplace, den with custom appointments, formal dining room, breakfast nook, and an oversized balcony with impressive ravine views. The primary suite provides a five-piece ensuite with in-floor heating and walk-in closet with custom organizers. In the professionally finished lower level, enjoy heated in-slab floors throughout, a full wet bar, games area, expansive family room with a second fireplace, two generously sized bedrooms (one suitable as an office), each with walk-in closets, and two full baths, one featuring a spa-inspired steam shower. A dedicated home gym with epoxy flooring, ample storage, built-in cabinetry, and a covered patio complete the lower level. Notable features include Hunter Douglas window coverings, multi-zone audio system, central air conditioning, programmable thermostat, upgraded double garage with



epoxy floors and 220V wiring, Kinetico water filtration and softening systems, irrigation system, Phantom screens on all exterior doors, aggregate concrete driveway, and a balcony gas line. Recent upgrades consist of engineered hardwood on the main level and stairs, upgraded tile entry, enhanced heating system and boiler, 100-year warranty stainless steel hot water tank (recently serviced), improved attic insulation, resealed aggregate driveway, and newer triple-pane windows. This property has been meticulously maintained and thoughtfully upgraded, offering an exceptional turnkey lifestyle. Book your viewing today.

Built in 2007

Essential Information

MLS® #	A2248907
Price	\$1,150,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,764
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	156 Tuscany Ravine Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0C2

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Aggregate
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Wine Refrigerator, Water Conditioner
Heating	Fan Coil, In Floor, Fireplace(s), Forced Air, Combination, Make-up Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	5
Zoning	DC (pre 1P2007)
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

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