

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

MLS® #A2248907

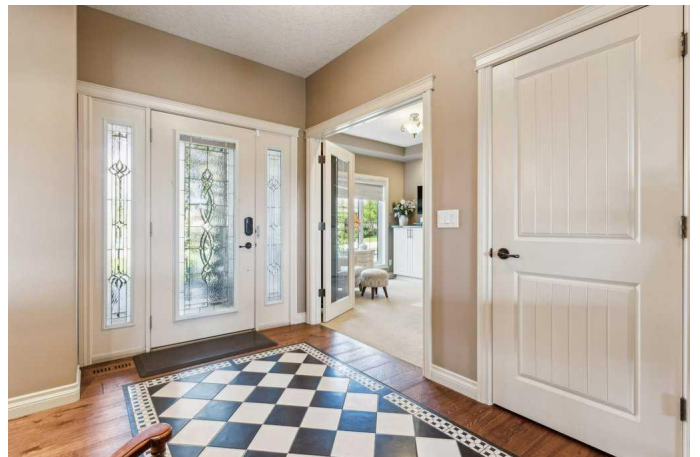
**\$1,150,000**

3 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

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        | Aggregate, Double Garage Attached, Insulated |
| # 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, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Steam Room, Wired for Data |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop, See Remarks, Water Conditioner, Wine Refrigerator, Water Softener                                                                                                                                            |
| Heating           | In Floor, Fireplace(s), Forced Air, Combination, Fan Coil, 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 | 9                 |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 231               |
| HOA Fees Freq. | ANN               |

## Listing Details

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