

# \$1,250,000 - 156 Tuscany Ravine Heights Nw, Calgary

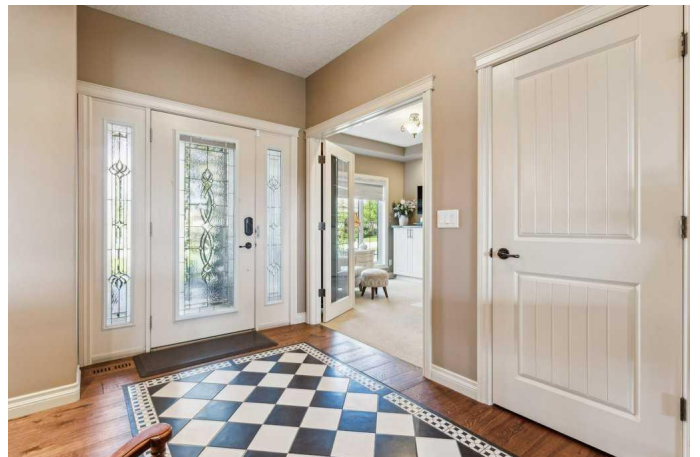
MLS® #A2231054

**\$1,250,000**

3 Bedroom, 4.00 Bathroom, 1,665 sqft  
Residential on 0.15 Acres

Tuscany, Calgary, Alberta

**\*\*OPEN HS Sat June 21, 2-4:30 & Sun June 22, 1-4pm\*\*** Exquisite Walk-Out Luxury Villa with over 3200sq ft of development, Backing onto Serene Ravine Welcome to refined living in this fully developed, walk-out villa nestled against a tranquil ravine—a rare offering where elegance, low-maintenance luxury, and the freedom to travel converge. Parks and walking paths just outside and just minutes from premier golf courses, this stunning residence is designed for those who seek an elevated lifestyle without compromise. The main floor features a bright, open-concept layout—perfect for entertaining in style. The chef-inspired kitchen showcases a large island, rich cabinetry, stainless steel appliances, and granite countertops. A spacious living room with gas fireplace, custom-appointed den, formal dining room, and breakfast nook open to an oversized balcony with breathtaking ravine views! The primary retreat includes a luxurious 5-piece ensuite with in-floor heating and a walk-in closet with custom organizers. The professionally finished lower level offers heated in-slab floors throughout and is ideal for hosting or relaxing, with a full wet bar, games area, expansive family room with a second fireplace, two generously sized bedrooms, and one with cabinets which makes a great office and each with walk-in closets and two elegant full baths, one featuring a spa-style steam shower. A dedicated home gym with epoxy floor, abundant storage, and



built-in cabinetry ensure both form and function and a covered patio. Additional highlights include: Hunter Douglas window coverings, Multi-zone audio system with ceiling speakers, Central air conditioning and programmable thermostat, Upgraded double garage with epoxy floors, 220V wiring for heater, custom built-ins, and slat wall system, Kinetico Water filtration and softening systems, Irrigation system, Phantom screens on all exterior doors, Aggregate concrete driveway, gas line to balcony. This home was constructed with top-of-the-line cabinetry, fixtures etc. Recent upgrades include engineered hardwood on main level and the stairs, tile entry on the main level. The hi-end heating system features a fan coil furnace and boiler system for the heated floor a 100yr warranty stainless steel hot water tank which has all been recently serviced. Attic insulation has been upgraded, the aggregate driveway has been recently re-sealed, Newer triple pane windows. This home is a true masterpiece, meticulously maintained by its owners and brimming with thoughtful upgrades throughout. An exceptional villa offering a turnkey lifestyle—schedule your private tour today.

Built in 2007

### **Essential Information**

MLS® #	A2231054
Price	\$1,250,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,665
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), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Gas Cooktop, See Remarks, Water Conditioner
Heating	In Floor, Forced Air, Combination, Fan Coil, Fireplace(s), 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	June 18th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	231
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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