

# \$1,095,000 - 144 Tuscany Ravine Heights Nw, Calgary

MLS® #A2248273

**\$1,095,000**

3 Bedroom, 4.00 Bathroom, 1,769 sqft

Residential on 0.18 Acres

Tuscany, Calgary, Alberta

Experience luxury living in this expansive 3200+ square foot walk out villa backing onto a picturesque ravine with breathtaking views from the upper balcony off the kitchen, and lower level covered patio. Designed for comfort and style, it features an open concept layout, chefs kitchen, diningroom, office and primary suite with a 5piece ensuite complete with walkin closet all on the main floor. The finished walkout lower level offers a family room with wet bar and fireplace, media room, 2 bedrooms. A true turnkey, low maintenance home - move in and start living the lifestyle you deserve.

Built in 2007

## Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | A2248273            |
| Price          | \$1,095,000         |
| Bedrooms       | 3                   |
| Bathrooms      | 4.00                |
| Full Baths     | 3                   |
| Half Baths     | 1                   |
| Square Footage | 1,769               |
| Acres          | 0.18                |
| Year Built     | 2007                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |



## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 144 Tuscany Ravine Heights Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L0C2                        |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Visitor Parking                                       |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                     |

## Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, 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, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer                                                                                                                                                                                |
| Heating           | Combination, Fan Coil, In Floor, Fireplace(s), Forced Air, Natural Gas, Make-up Air                                                                                                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                                      |
| Basement          | Full                                                                                                                                                                                                                                                                                                                                                                     |

## Exterior

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 80                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 231               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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