

\$829,000 - 150 Tuscany Summit Heath Nw, Calgary

MLS® #A2257782

\$829,000

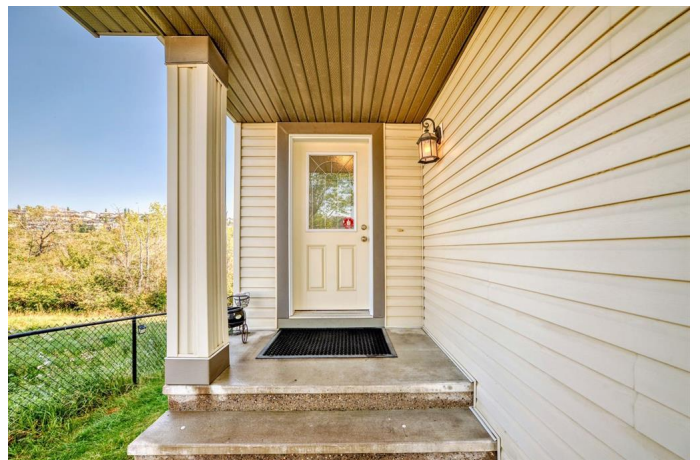
4 Bedroom, 4.00 Bathroom, 1,713 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Discover this elegant family home with a WALK-OUT basement tucked away of a cul-de-sac in sought-after Tuscany, backing directly onto a park and ravine for privacy and beautiful views. Inside, the bright open floor plan features gleaming hardwood floors, fresh designer paint, and large windows that fill the home with natural light. The kitchen is upgraded with premium stainless steel appliances and a gas line to the stove, while the living room is centered around a cozy natural gas fireplace. Step outside to the spacy 215 sq. ft. lower deck, perfect for relaxing or entertaining, with direct access through your back gate to the ravine pathways and park. Upstairs offers a versatile bonus room with vaulted ceilings, three bedrooms, and a spacious primary suite with a tiled 4-piece ensuite and walk-in closet. The unspoiled walk-out basement awaits your personal design, and additional features include a gas BBQ line on the deck and central vac rough-in. This meticulously maintained home feels like new and delivers the full Tuscany lifestyle—excellent schools, shopping and dining at Crowfoot Crossing, one-bus (#174) to the LRT, nearby golf at Bearspaw, and quick access to Crowchild Trail, Stoney Trail, and the mountains. A must-see property—book your private showing today!

Built in 2008



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2257782 |
| Price | \$829,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,713 |
| Acres | 0.09 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 150 Tuscany Summit Heath Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 0B9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Clubhouse |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener |
| Heating | Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |

| | |
|--------------|--------------------------|
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 17th, 2025 |
| Zoning | R-CG |
| HOA Fees | 295 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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