# \$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 Developed 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. Basement is fully developed with 1 bed and 1 bathroom, 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 lifestyleâ€"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 propertyâ€"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

Days on Market 1

Zoning R-CG

HOA Fees 295

HOA Fees Freq. ANN

## **Listing Details**

Listing Office First Place Realty

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