

\$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	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bookcases, Chandelier, Central Vacuum, French Door, Granite Counters, Pantry, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer, Garburator
Heating	Forced Air, Natural Gas, Combination, Fan Coil, Fireplace(s), In Floor, Make-up Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

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

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025
Days on Market 72
Zoning DC (pre 1P2007)
HOA Fees 231
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Solutions

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