

\$949,900 - 126 Tuscany Summit Heath Nw, Calgary

MLS® #A2255201

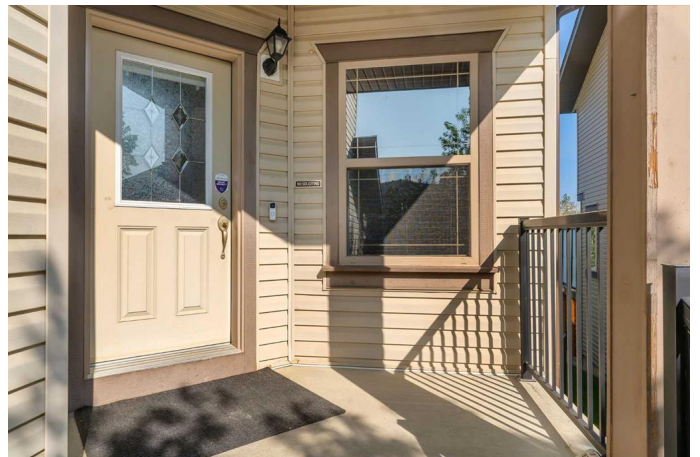
\$949,900

4 Bedroom, 4.00 Bathroom, 2,327 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

****Open House Saturday Sept 20th from 130 to 4pm**** 126 Tuscany Summit Heath NW â€” Where Nature Meets Refined Living. Perched in the heart of one of Calgaryâ€™s most sought-after communities, this remarkable home offers more than 3,200 sq. ft. of thoughtfully designed living space, blending comfort and sophistication with the tranquility of nature. Set on a 35â€™ x 117â€™ lot, the property backs directly onto a scenic ravine with a pathway and park, providing both privacy and a stunning backdrop year-round. Step inside to a welcoming foyer with a custom built-in closet that opens to a bright front officeâ€”perfect for todayâ€™s work-from-home lifestyle. The main living area impresses with its warm, traditional gas fireplace and oversized windows that frame serene views of the ravine. The kitchen features rich shaker-style cabinetry, granite countertops, a gas stove, microwave hood fan, and a central island with breakfast bar, making it the heart of the home for both casual meals and lively entertaining. Upstairs, retreat to a spacious primary suite complete with a walk-in closet and a five-piece ensuite showcasing granite counters and a corner soaker tub. Two additional bedrooms, a full bath, a large bonus room (currently used as a bedroom), and a convenient laundry room complete the upper level. The fully finished walkout basementâ€”with 9-foot ceilingsâ€”extends the living space and includes a fourth bedroom with laundry, a three-piece bath, second



laundry, wet bar, and electric baseboard heating, offering flexibility for guests, extended family, or an independent living setup. Step outside to a large deck with stairs leading to a landscaped backyard that opens directly to the ravine pathway. Built-in speaker system in the main floor, bonus room, ensuite and rear deck.

Whether it's morning walks, evening strolls, or family playtime at the park, this setting truly brings outdoor living to your doorstep. Located in vibrant Tuscany, residents enjoy close proximity to schools, shopping, transit, and major routes including Stoney Trail and Crowchild Trail. This is more than a home—it's a lifestyle opportunity rarely available.

Built in 2008

Essential Information

MLS® #	A2255201
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,327
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	126 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 Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Backs on to Park/Green Space, Environmental Reserve, Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025
Days on Market 14
Zoning R-CG
HOA Fees 307
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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