

\$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	81
Zoning	DC (pre 1P2007)
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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