

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

MLS® #A2257782

**\$829,000**

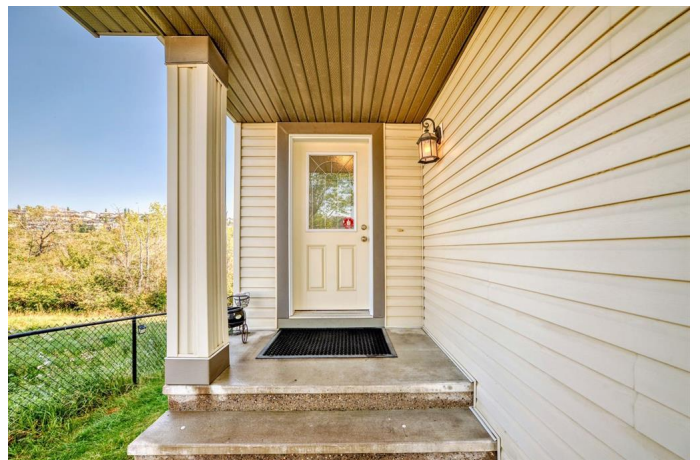
4 Bedroom, 4.00 Bathroom, 1,713 sqft

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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