

# \$769,000 - 150 Tuscany Summit Heath Nw, Calgary

MLS® #A2257782

**\$769,000**

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	\$769,000
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, Microwave, Range Hood, Refrigerator, Washer, Electric Range, 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, Cul-De-Sac, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Concrete

Foundation Poured Concrete

## Additional Information

Date Listed September 17th, 2025

Days on Market 36

Zoning R-CG

HOA Fees 295

HOA Fees Freq. ANN

## Listing Details

Listing Office First Place Realty

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