

# \$1,145,000 - 144 Tuscany Ravine Heights Nw, Calgary

MLS® #A2248273

**\$1,145,000**

3 Bedroom, 4.00 Bathroom, 1,769 sqft

Single Family 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. (id:6289)

Built in 2007

## Essential Information

Listing #	A2248273
Price	\$1,145,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,769
Acres	0.18
Year Built	2007
Type	Single Family
Sub-Type	Bare Land Condo

## Community Information

Address 144 Tuscany Ravine Heights Nw



Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L0C2

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Wet bar, No neighbours behind, French door, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

### Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Freezer, Garburator, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

### Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Solutions
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Listing information last updated on October 14th, 2025 at 6:16am PDT