126 Tuscany Summit Heath NW

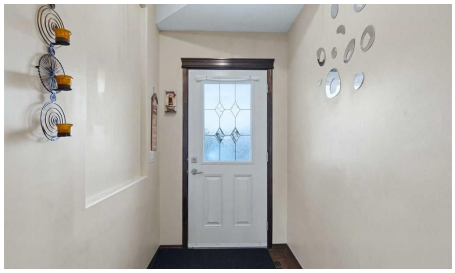
Calgary | Active | MLS® A2358150

$899,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2008**	**2,306.18 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

Backing onto a ravine with a walkout basement, on a quiet cul-de-sac in Tuscany. This is the family home that makes the day-to-day easy: schools, shops and the Tuscany Club are minutes away, and the pathway behind the house takes you straight into the ravine and the park.

Built in 2008 with 2,306 sq ft above grade and over 3,250 sq ft of developed living space. The main floor has 9 ft ceilings, a front office, and an open kitchen with granite counters, a gas stove, a central island and a walk-through pantry. The living room centres on a gas fireplace, and oversized windows look out to the trees. Upstairs you get a primary suite with a walk-in closet and a five piece ensuite, two more bedrooms, a large bonus room that works just as well as a fifth bedroom, a full bath and the laundry room. The walkout basement adds a fourth bedroom, a three piece bath, a big rec room with a wet bar, tall ceilings, and opens directly to the backyard and the ravine path.

Central air, built-in speakers on the main floor, in the bonus room and on the deck, and a double attached garage. The backyard is fenced and private, with nothing behind you but the ravine.

The Tuscany Club comes with the HOA: a gymnasium, tennis and pickleball courts, a splash park, an outdoor rink, a skatepark, and a full calendar of programs for kids, adults and seniors, open seven days a week. Tuscany LRT, Stoney Trail and Crowchild Trail are close, Lynx Ridge Golf Club is a few minutes west, and the drive to the mountains starts at the end of the street.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358150
Bedrooms	4
Bathrooms	4
Year Built	2008
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,306.18 sq. ft.
Main Level Finished Area:	988.17 sq. ft.
Upper Level Finished Area:	1,318.01 sq. ft.
Below Grade Finished Area:	952.82 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,380 sq. ft.
Lot Frontage:	35'2½"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2008 (Age: 18)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0614543
Heating:	Baseboard, Electric, Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Upper Level
HOA Fee:	$307.31
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	4 x Exterior Camera, Amplifier, Office Furniture, Mud Room Closet, Mud Room Built-In Bench
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 11'9" × 10'6" ·
Main Floor	Kitchen · 15'7" × 10'6" ·
Main Floor	Living Room · 14'7" × 13'11" ·

Main Floor	Mud Room · 8'7" × 6' ·
Main Floor	Office · 11'8" × 10'6" ·
2nd Floor	Bedroom · 11'9" × 10'8" ·
2nd Floor	Bonus Room · 18' × 17' ·
2nd Floor	Bedroom · 10'11" × 10'1" ·
2nd Floor	Laundry · 10' × 5'4" ·
2nd Floor	Bedroom - Primary · 15'11" × 14'1" ·
2nd Floor	Walk-In Closet · 10'8" × 4'6" ·
Basement	Bedroom · 14'8" × 11'4" ·
Basement	Game Room · 23'11" × 20' ·
Basement	Furnace/Utility Room · 11'4" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped, Private, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/126-tuscany-summit-heath-nw-calgary-a2358150/

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