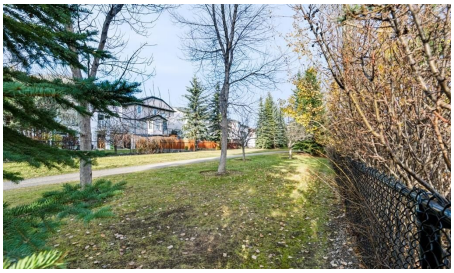
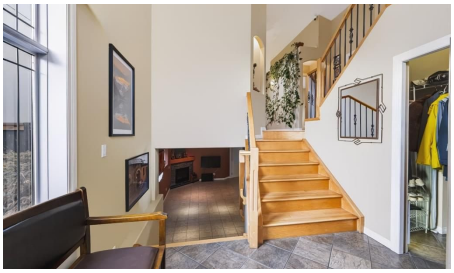
18 Tuscany Meadows Heights NW

Calgary | Active | MLS® A2356289

$779,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**2001**	**1,582.45 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Pride in ownership is reflected throughout BEAUTIFUL and IMMACULATE original owner home in highly DESIRABLE Tuscany. BACKING onto GREEN SPACE and Path. This exceptional 5-bedroom, 3-bathroom custom built Bilevel offers 2,715 square feet of meticulously developed living space . It’s perfect for growing families, multi-generational living, or a premium work-from-home setup. The COVERED DECK is perfect for relaxing and entertaining. The BRIGHT and CHEERY main level features soaring VAULTED ceilings and expansive windows that flood the home with NATURAL LIGHT . The highly functional layout seamlessly flows into a spacious kitchen and dining area, and a spacious living room perfect for enjoying peaceful views of the green belt. There are 2 bedrooms and a full bathroom that complete the main level Upstairs discover a relaxing primary retreat with a walk in closet and lavish ENSUITE with an air jet tub, and a separate shower. The fully FINISHED lower levels maximize your living space. The expansive family /recreation room features a gas FIREPLACE and built-in WET BAR while the theatre room boasts a built-in surround sound system and gym. The ceramic flooring and subfloor water heating system create a comfortable and warm atmosphere for daily family use or entertaining. Additional lower-level features include 2 large bedrooms with egress windows and a full bathroom with a steam room. The entire house is cooled during the hot summer with central AIR CONDITIONING. Outdoor living at its finest awaits you in this exceptional property. Your private backyard opens directly onto Tuscany’s serene walking trails and expansive green spaces, offering unparalleled privacy with no neighbours directly behind. The front and back yards have an underground self-draining sprinkler system. This system eliminates the need for yearly drainage maintenance before winter. Just a few hundred meters away, you’ll find the ravine areas, home to over 170 acres of environmentally protected natural reserves. These reserves feature winding coulees and extensive paved and unpaved bike paths, seamlessly integrated with the Twelve Mile Coulee Natural Environment Park. The roof in 2014 and a spacious DOUBLE ATTACHED GARAGE. Conveniently located just minutes from the Tuscany CTrain station, the Tuscany Club, and top-rated local schools like Tuscany School, Eric Harvie, and St. Basil, this unbeatable location is a rare opportunity to own a premium lot in NW Calgary’s beloved family hub. Exceptional value don’t miss out on this great home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356289
Bedrooms	5
Bathrooms	3
Year Built	2001
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:	Bi-Level
Total Living Area:	1,582.45 sq. ft.
Main Level Finished Area:	1,127.03 sq. ft.
Upper Level Finished Area:	455.42 sq. ft.
Below Grade Finished Area:	1,050.91 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,606 sq. ft.
Lot Frontage:	40'2"
Front Exposure:	South
Levels:	One and One Half
Total Rooms Above Grade:	7
Year built:	2001 (Age: 25)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	0012144
Heating:	Boiler, In Floor, Forced Air
Basement:	Full, Finished, Other

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Fitness Center, Other, Party Room, Recreation Facilities
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	Exercise equipment, Barbecue, Garage benches, shelves,small freezer, Fridge as is (the freezer doesn’t work)
Restrictions:	None Known
Main Floor	Bedroom · 12'1" × 9'4" ·
Main Floor	Bedroom · 12'9" × 9'8" ·

Main Floor	Dining Room · 14'10" × 10'7" ·
Main Floor	Foyer · 9'9" × 8'5" ·
Main Floor	Kitchen · 11'7" × 10'3" ·
Main Floor	Living Room · 18'4" × 15' ·
2nd Floor	Bedroom - Primary · 14'8" × 12'8" ·
2nd Floor	Walk-In Closet · 7'11" × 5'11" ·
Basement	Bedroom · 10'8" × 10'4" ·
Basement	Bedroom - Primary · 16'1" × 13' ·
Basement	Game Room · 23'3" × 16'1" ·
Basement	Furnace/Utility Room · 15' × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/18-tuscany-meadows-heights-nw-calgary-a2356289/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.