201 Tuscany Meadows Heights NW

Calgary | Active | MLS® A2359966

$775,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2000**	**2,027.31 sq. ft.**

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Listed by Grassroots Realty Group

A closer look

Beautifully updated and move-in ready, this 4 bedroom Tuscany home offers over 2,020 sq. ft. above grade, plus a fully finished basement and a huge private backyard, all within walking distance of schools, shopping, scenic walking paths, dining and recreation. An open to above foyer welcomes you inside, where hardwood flooring runs through the open concept main level that features a massive front closet. Oversized living room windows frame the mature backyard while the renovated kitchen features new full height cabinetry with glass front display cabinets, subway tile, 1½-inch solid live-edge acacia butcher block counters and a pantry. The new island adds storage, a 1-inch acacia butcher block top, a black granite sink and a new faucet. Stainless steel appliances include a large LG counter depth refrigerator and freezer (2023), a 24-inch KitchenAid dishwasher with FreeFlex third rack (2023) and a new range hood rated up to 685 CFM. The dining room opens onto the full width rear deck for easy summer entertaining, and built-in speakers serve the main and upper levels, while a powder room completes the main floor. Upstairs, hardwood extends into the vaulted bonus room, where a stone-surround gas fireplace, custom wall-mounted TV cabinet with doors and drawers, and a new Platinum solar shade with a continuous cord loop make movie nights easy. The spacious primary bedroom has a walk-in closet with custom organizers and a skylit ensuite with a jetted soaker tub and oversized separate shower. Two bright bedrooms share an updated 4-piece bath with a touch-controlled LED vanity mirror and full height patterned tile. All four bathrooms received cosmetic updates and new toilets. The laundry room features an LG Black Steel WashTower with a 5.2 cu. ft. front-load washer and 7.4 cu. ft. electric dryer (2022). Downstairs, a large rec room offers space for media, fitness, hobbies and play, alongside a fourth bedroom and a 3-piece bath. A new hot water tank was installed with new shut-off and humidifier valves (2025). Barbecue on the expansive deck while kids and pets enjoy the fully fenced yard, screened by mature trees and shrubs. Outdoor upgrades include new front sod and a walkway, Rundle rock landscaping, new exterior lighting, replaced polymeric sand in the interlocking brick pavers and a HEXpave permeable paving grid suitable for vehicle parking. A double attached garage and driveway round out the parking options. Walk to the Tuscany Club for year-round recreation, or head to nearby shops, restaurants, schools, off-leash areas and the trails of 12 Mile Coulee Natural Area. Tuscany offers four schools, parks, playgrounds and an LRT station, with Lynx Ridge Golf Club nearby and quick access to Stoney and Crowchild Trails.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359966
Bedrooms	4
Bathrooms	4
Year Built	2000
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:	2,027.31 sq. ft.
Main Level Finished Area:	901.01 sq. ft.
Upper Level Finished Area:	1,126.36 sq. ft.
Below Grade Finished Area:	740.8 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,382 sq. ft.
Lot Frontage:	34'5¾"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2000 (Age: 26)
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:	0012144
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, None
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:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse, Dog Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 18' × 14' ·

Main Floor	Foyer · 11' × 7'9" ·
Main Floor	Kitchen · 12'4" × 9'4" ·
Main Floor	Dining Room · 9'4" × 8' ·
Main Floor	Laundry · 8'4" × 5' ·
Upper Level	Bonus Room · 18' × 15'6" ·
Upper Level	Bedroom - Primary · 14'2" × 13' ·
Upper Level	Walk-In Closet · 7'5" × 5'5" ·
Upper Level	Bedroom · 11'4" × 9'6" ·
Upper Level	Bedroom · 11'6" × 8'8" ·
Basement	Game Room · 18'4" × 15'4" ·
Basement	Flex Space · 11'2" × 7'6" ·
Basement	Furnace/Utility Room · 13'5" × 8'5" ·
Basement	Bedroom · 12'1" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Other, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Nov 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/201-tuscany-meadows-heights-nw-calgary-a2359966/

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Data was last updated November 27, 2026 at 04:05 PM (UTC)

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