



GRASSROOTS
REALTY GROUP

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156 Tuscany Ravine Heights NW
Calgary, Alberta

MLS # A2248907



\$1,150,000

Division:	Tuscany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,764 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, F		

Heating:	Combination, Fan Coil, In Floor, Make-up Air, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 739
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Fridge in garage, 2 additional fridges in the basement.		

Walk-Out Luxury Villa with Over 3,200 sq ft of Development Backing onto Ravine Experience refined living in this fully developed walk-out villa bordering a peaceful ravine. Designed for low-maintenance luxury and convenience, this residence offers immediate access to parks, walking paths, and is just minutes from premier golf courses. The main floor features a bright, open-concept layout, ideal for entertaining. The kitchen is equipped with a large island, quality cabinetry, stainless steel appliances, and granite countertops. Additional main level spaces include a spacious living room with gas fireplace, den with custom appointments, formal dining room, breakfast nook, and an oversized balcony with impressive ravine views. The primary suite provides a five-piece ensuite with in-floor heating and walk-in closet with custom organizers. In the professionally finished lower level, enjoy heated in-slab floors throughout, a full wet bar, games area, expansive family room with a second fireplace, two generously sized bedrooms (one suitable as an office), each with walk-in closets, and two full baths, one featuring a spa-inspired steam shower. A dedicated home gym with epoxy flooring, ample storage, built-in cabinetry, and a covered patio complete the lower level. Notable features include Hunter Douglas window coverings, multi-zone audio system, central air conditioning, programmable thermostat, upgraded double garage with epoxy floors and 220V wiring, Kinetico water filtration and softening systems, irrigation system, Phantom screens on all exterior doors, aggregate concrete driveway, and a balcony gas line. Recent upgrades consist of engineered hardwood on the main level and stairs, upgraded tile entry, enhanced heating system and boiler, 100-year warranty stainless steel hot water tank (recently serviced), improved attic insulation, resealed aggregate driveway, and newer

triple-pane windows. This property has been meticulously maintained and thoughtfully upgraded, offering an exceptional turnkey lifestyle. Book your viewing today.