

# \$775,000 - 172 Tuscany Meadows Heath Nw, Calgary

MLS® #A2231452

## \$775,000

3 Bedroom, 4.00 Bathroom, 1,809 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Located in a mature and highly sought-after neighbourhood, this beautifully maintained home offers exceptional recreation facilities, community activities, and quick access to the Stoney Trail Ring Road. It's the perfect family-friendly setting just minutes from local schools. Step into the spacious front foyer with soaring ceilings, creating a warm and inviting first impression. Just off the entryway, you'll find the open-concept main living area, featuring a cozy living room with a gas fireplace, a large kitchen with a corner pantry, and a generous dining area. The kitchen includes a central island with seating perfect for casual meals and family time. Off the dining area, step onto the west-facing upper deck, ideal for BBQs and entertaining. A second, lower-level deck provides even more outdoor living space, both overlooking the fully fenced backyard complete with a greenhouse, garden area, and room for play structures. Back inside, the main floor also includes a convenient 2-piece powder room and a separate laundry room with access to the double attached garage. Upstairs, you'll find a bright bonus room above the garage perfect for a family lounge or play area. Down the hall is the first bedroom, followed by a 4-piece main bathroom. At the end of the hall, the second corner bedroom overlooks the backyard and offers a lovely mountain view. The spacious primary bedroom is a true retreat, featuring large windows with mountain views, a luxurious



ensuite with a soaker tub, separate shower, private toilet area, and a walk-in closet to keep everything organized. The fully finished walk-out basement adds incredible versatility to this home. Whether you're looking for a media room, gaming zone, family lounge, or personal retreat, this space has it all—including patio doors to the backyard. There's also a 2-piece bathroom with a large vanity and space to install a shower, steam room, or sauna. A large utility room houses the furnace and hot water tank. This home offers space, comfort, and potential—all in an unbeatable location. Don't miss your chance to make it yours!

Built in 2003

### Essential Information

MLS® #	A2231452
Price	\$775,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,809
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	172 Tuscany Meadows Heath Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2V5

## Amenities

Amenities	None
Utilities	Electricity Connected, Natural Gas Connected, Underground Utilities, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Marble
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, City Lot, Front Yard, Garden, Gentle Sloping, Few Trees
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	47
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2 Percent Realty Advantage
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