

# \$759,900 - 172 Tuscany Meadows Heath Nw, Calgary

MLS® #A2231452

**\$759,900**

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          | \$759,900   |
| 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, Garbage Collection, Sewer Connected, Underground Utilities, 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, Refrigerator, Washer/Dryer, Range                                               |
| 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, Few Trees, Front Yard, Garden, Gentle Sloping |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Mixed                                                              |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 72              |
| Zoning         | R-CG            |
| HOA Fees       | 307             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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