\$949,900 - 126 Tuscany Summit Heath Nw, Calgary

MLS® #A2255201

\$949,900

4 Bedroom, 4.00 Bathroom, 2,327 sqft Residential on 0.10 Acres

Tuscany, Calgary, Alberta

126 Tuscany Summit Heath NW â€" Where Nature Meets Refined Living. Perched in the heart of one of Calgary's most sought-after communities, this remarkable home offers more than 3,200 sq. ft. of thoughtfully designed living space, blending comfort and sophistication with the tranquility of nature. Set on a 35' x 117' lot, the property backs directly onto a scenic ravine with a pathway and park, providing both privacy and a stunning backdrop year-round. Step inside to a welcoming foyer with a custom built-in closet that opens to a bright front officeâ€"perfect for today's work-from-home lifestyle. The main living area impresses with its warm, traditional gas fireplace and oversized windows that frame serene views of the ravine. The kitchen features rich shaker-style cabinetry, granite countertops, a gas stove, microwave hood fan, and a central island with breakfast bar, making it the heart of the home for both casual meals and lively entertaining. Upstairs, retreat to a spacious primary suite complete with a walk-in closet and a five-piece ensuite showcasing granite counters and a corner soaker tub. Two additional bedrooms, a full bath, a large bonus room (currently used as a bedroom), and a convenient laundry room complete the upper level. The fully finished walkout basementâ€"with 9-foot ceilingsâ€"extends the living space and includes a fourth bedroom with laundry, a three-piece bath, second laundry, wet bar, and electric baseboard







heating, offering flexibility for guests, extended family, or an independent living setup. Step outside to a large deck with stairs leading to a landscaped backyard that opens directly to the ravine pathway. Built-in speaker system in the main floor, bonus room, ensuite and rear deck. Whether it's morning walks, evening strolls, or family playtime at the park, this setting truly brings outdoor living to your doorstep. Located in vibrant Tuscany, residents enjoy close proximity to schools, shopping, transit, and major routes including Stoney Trail and Crowchild Trail. This is more than a homeâ€"it's a lifestyle opportunity rarely available.

Built in 2008

Essential Information

MLS® # A2255201 Price \$949,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,327
Acres 0.10

Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 126 Tuscany Summit Heath Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 0B9

Amenities

Amenities Clubhouse

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Environmental Reserve, Rectangular

Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025

Days on Market 57

Zoning R-CG

HOA Fees 307

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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