

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

MLS® #A2255201

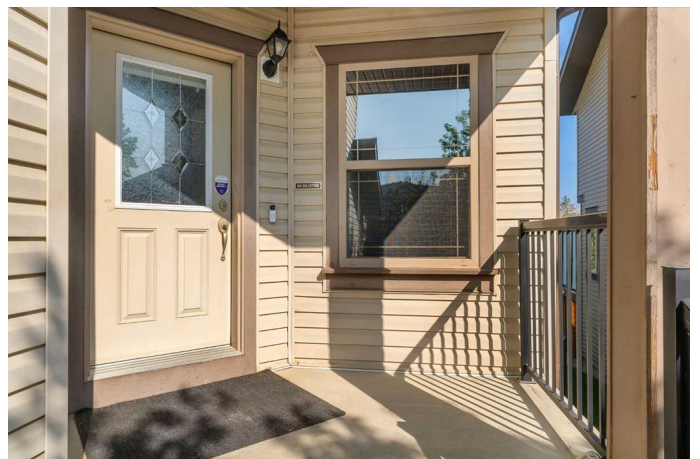
**\$949,900**

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 Calgaryâ€™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 35â€™ x 117â€™ 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 todayâ€™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 home—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, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## 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	2
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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