



**GRASSROOTS**  
REALTY GROUP

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**156 Tuscany Ravine Heights NW**  
**Calgary, Alberta**

**MLS # A2231054**



**\$1,250,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, F		

<b>Heating:</b>	Combination, Fan Coil, In Floor, Make-up Air, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 739
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	Fridge in garage, 2 additional fridges in the basement.		

Exquisite Walk-Out Luxury Villa with over 3200sq ft of development, Backing onto Serene Ravine Welcome to refined living in this fully developed, walk-out villa nestled against a tranquil ravine—a rare offering where elegance, low-maintenance luxury, and the freedom to travel converge. Parks and walking paths just outside and just minutes from premier golf courses, this stunning residence is designed for those who seek an elevated lifestyle without compromise. The main floor features a bright, open-concept layout—perfect for entertaining in style. The chef-inspired kitchen showcases a large island, rich cabinetry, stainless steel appliances, and granite countertops. A spacious living room with gas fireplace, custom-appointed den, formal dining room, and breakfast nook open to an oversized balcony with breathtaking ravine views! The primary retreat includes a luxurious 5-piece ensuite with in-floor heating and a walk-in closet with custom organizers. The professionally finished lower level offers heated in-slab floors throughout and is ideal for hosting or relaxing, with a full wet bar, games area, expansive family room with a second fireplace, two generously sized bedrooms, and one with cabinets which makes a great office and each with walk-in closets and two elegant full baths, one featuring a spa-style steam shower. A dedicated home gym with epoxy floor, abundant storage, and built-in cabinetry ensure both form and function and a covered patio. Additional highlights include: Hunter Douglas window coverings, Multi-zone audio system with ceiling speakers, Central air conditioning and programmable thermostat, Upgraded double garage with epoxy floors, 220V wiring for heater, custom built-ins, and slat wall system, Kinetico Water filtration and softening systems, Irrigation system, Phantom screens on all exterior doors,

Aggregate concrete driveway, gas line to balcony. This home was constructed with top-of-the-line cabinetry, fixtures etc. Recent upgrades include engineered hardwood on main level and the stairs, tile entry on the main level. The hi-end heating system features a fan coil furnace and boiler system for the heated floor a100yr warranty stainless steel hot water tank which has all been recently serviced. Attic insulation has been upgraded, the aggregate driveway has been recently re-sealed, Newer triple pane windows. This home is a true masterpiece, meticulously maintained by its owners and brimming with thoughtful upgrades throughout. An exceptional villa offering a turnkey lifestyle—schedule your private tour today.