



GRASSROOTS
REALTY GROUP

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93 Tuscany Meadows Place NW
Calgary, Alberta

MLS # A2306016



\$949,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,249 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Smoking Home, Storage | | |

Inclusions: N/A

Set along the edge of the 12 Mile Coulee Ravine Natural Area where wetlands meet woodlands, this exceptional walkout home offers a rare opportunity to live immersed in nature while enjoying the comfort of one of Tuscany's most sought-after and quiet cul-de-sacs. With uninterrupted access to pathways and rolling coulee landscapes, this is more than a home—it is a lifestyle defined by space, light, and connection to the outdoors. From the moment you step inside, you are welcomed by soaring ceilings and an abundance of natural light that fills the home throughout the day. Designed for both everyday living and hosting, the layout offers 5 spacious bedrooms and 3.5 large bathrooms, along with a dedicated office/auxiliary dining room that adds flexibility for private workspace and gatherings or quiet evenings at home. The fully finished walkout basement extends your living space with endless potential—whether envisioned as a refined entertainment area, a future bar or kitchenette, or a comfortable retreat for family and guests or entertainment. What truly sets this property apart is its setting. Step outside and find yourself directly connected to the ravine natural area, where moose, elk, deer, and native birdlife are part of the everyday backdrop. Enjoy expansive city views and partial mountain views, all while surrounded by a sense of calm and privacy that is increasingly rare within outskirts of the city. Thoughtful updates provide peace of mind, including a newer furnace (2026), upgraded insulation (2025), roof replacement (2015), and a hot water tank approximately 3 to 5 years old. The addition of 13 solar panels enhances energy efficiency and reflects a forward-thinking approach to long-term living. Located in the established community of Tuscany NW, the home is just minutes from schools, parks, the YMCA, and everyday amenities, with

convenient access to the LRT and the Stoney Trail ring road. Downtown Calgary is approximately 20 minutes away, while the proximity to the TransCanada highway means the Canadian Rocky Mountains are within easy reach for weekend escapes filled with hiking, skiing, and year-round adventure. This is a rare offering—a walkout home on the 12 Mile Coulee Ravine that brings together space, views, and an exceptional natural setting. A property that not only holds its value but elevates the way you live.