



156 Tuscany Ravine Heights Calgary Alberta

\$1,250,000

****OPEN HS Sat June 21, 2-4:30 & Sun June 22, 1-4pm**** 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 ...

Recreational, Games room 28.75 Ft x 26.17 Ft

3pc Bathroom 7.67 Ft x 8.92 Ft

Bedroom 11.33 Ft x 15.33 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Bedroom 10.08 Ft x 20.08 Ft

Exercise room 13.75 Ft x 15.00 Ft

Other 8.92 Ft x 7.00 Ft

5pc Bathroom 13.25 Ft x 13.42 Ft

Dining room 121.17 Ft x 13.42 Ft

Breakfast 10.33 Ft x 11.92 Ft

Kitchen 10.17 Ft x 17.58 Ft

Living room 165.25 Ft x 21.75 Ft

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Listing Presented By:



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Furnace	8.67 Ft x 13.50 Ft	Den	11.42 Ft x 11.83 Ft
2pc Bathroom	4.67 Ft x 4.92 Ft	Laundry room	8.25 Ft x 11.42 Ft
Primary Bedroom	12.00 Ft x 19.42 Ft		