# \$579,000 - 100 Tuscany Valley Drive Nw, Calgary

MLS® #A2225795

#### \$579,000

3 Bedroom, 3.00 Bathroom, 1,208 sqft Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Tucked away on a peaceful street with no through traffic, this charming home offers the perfect blend of comfort, space, and community in one of Calgary's most sought-after neighborhoods.

Step inside to a bright and airy main floor featuring large windows that fill the space with natural light. The kitchen has a functional layout and has been updated with brand-new appliances. A convenient half bath is located on the main , adding everyday practicality. Upstairs, you'II find 3 bedrooms and a full bathroom. The 2 secondary bedrooms are generous in size and the spacious primary bedroom can easily accommodate a king-sized bed, with plenty of extra space to spare, completed with a walk-in closet.

The fully finished basement extends your living space with a large, flexible areaâ€"perfect for a second family room, home office, or even a fourth bedroom. The second half bath is located downstairs (with room for a future shower addition), a dedicated laundry area, cold room space for added convenience and an extra storage area.

Out back, the oversized yard is a standout featureâ€"complete with mature landscaping, garden beds, two storage sheds, and several seating areas to enjoy the outdoors. A spacious deck makes entertaining easy, and the existing gravel parking pad offers room to







build a future double garage off the rear lane. The front porch adds charm and a perfect place to enjoy the peaceful setting.

The location is unbeatableâ€"just minutes from schools, parks, walking paths, shopping, and the Tuscany LRT station. With quick access to major routes like Stoney Trail, Crowchild Trail, and 16th Avenue, making commuting a breeze. Whether you're sipping coffee in the morning or winding down in the evening, you'II appreciate the beautiful mountain views from the comfort of your own home.

This is a fantastic opportunity to own a well-cared-for home in one of NW Calgary's most desirable communities. Tuscany offers a mix of amenities , recreation and community events. The Tuscany Club has a splash park, tennis courts, skateboard park, gymnasium, rinks and more. The community has numerous parks , green spaces and a central market with all essential services. This particular street is filled with friendly neighbors who have called this street home for years- adding to a strong sense of community that will make you feel at home. Come see for yourself , homes in this beautiful community don't last long.

Built in 1998

#### **Essential Information**

MLS® #	A2225795
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,208
Acres	0.08
Year Built	1998

Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

100 Tuscany Valley Drive Nw
Tuscany
Calgary
Calgary
Alberta
T3L 2E7

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 29th, 2025
Days on Market	32
Zoning	R-CG
HOA Fees	307

HOA Fees Freq. ANN

#### **Listing Details**

Listing Office CIR Realty

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