

141 Tuscany Valley Green  
Calgary, Alberta

MLS # A2267152



**\$579,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 1,134 sq.ft.                                                                | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                      |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Str |               |                   |

|                    |                                               |                   |      |
|--------------------|-----------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas, Steam                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar, Vinyl Siding                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Vinyl Windows |                   |      |

**Inclusions:** n/a

Welcome to this charming 3-bedroom, 2-storey home nestled in the highly desirable community of Tuscany! Surrounded by mature trees, this beautifully landscaped property offers a private, fenced backyard, newer large deck and an oversized double garage &mdash; a perfect retreat for relaxing or entertaining. Just steps away from scenic ravine pathways and nature trails, you&rsquo;ll love the balance of tranquility and convenience. Inside, the home features a bright and cozy open-concept floor plan, ideal for family living, The partially developed basement provides extra space and potential for your personal touch, complete with a washer and dryer. The roof was replaced about 4 years ago. Located close to top-rated schools, parks, the Tuscany Club recreation center, tennis courts, restaurants, and abundant shopping , LRT station and convenient access to Crowchild and Stoney Trail for easy escaped to the mountains , or downtown&mdash; this is the perfect family home in one of NW Calgary&rsquo;s most sought-after neighborhoods.