18, 10 Tuscany Valley View NW
Calgary, Alberta

MLS # A2216580

$619,900

Division:	Tuscany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,497 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	2	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landsca		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 495
Basement:	Finished, Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: n/a

OPEN HOUSE from 2-4 pm on Saturday May 10, 2025 Beautiful Walkout Home Backing Onto Environmental Reserve in Desirable Tuscany This fully developed 2-storey walkout offers three levels of elegant living space and an attached double garage, nestled in the sought-after community of Tuscany. Backing onto a serene environmental reserve, this home offers privacy and natural beauty, all while being close to top amenities — including Tuscany Club, Sobeys, schools, Crowfoot Centre, and public transit. Step inside to a bright, open-concept main floor, featuring a spacious living and dining area, a gourmet kitchen, a half bath, and a convenient laundry/mudroom. The kitchen is a chef’s dream, with a large granite island, walk-in pantry, and top-of-the-line appliances. French doors open onto a private deck — the perfect spot to enjoy morning coffee or evening sunsets with ravine views. The cozy living room fireplace adds warmth and charm. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite. The primary suite boasts a luxurious 5-piece ensuite, while the second bedroom includes a 3-piece ensuite, ideal for guests or family. This home blends comfort, functionality, and a picturesque setting — an ideal choice for those looking to enjoy both nature and convenience.