



GRASSROOTS
REALTY GROUP

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100 Tuscany Valley Drive NW
Calgary, Alberta

MLS # A2225795



\$579,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,208 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

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'll 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 area—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 feature—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 unbeatable—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'll 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.