



GRASSROOTS
REALTY GROUP

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145 Tuscany Valley Green NW
Calgary, Alberta

MLS # A2241785



\$599,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,141 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, See Remarks		

Inclusions:	N/A
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Nestled on a quiet, family-friendly street in the highly sought-after community of Tuscany, this beautifully recently updated 2-storey Victorian-style home offers over 1,500 sq. ft. of developed living space, including a fully finished basement. Lovingly maintained and thoughtfully renovated, this property is move-in ready and ideal for families seeking both comfort and convenience. Step inside to discover recent upgrades over \$20,000, including: Brand new carpet throughout; fresh modern paint in every room, sleek white quartz countertops in the kitchen, brand new fridge and microwave hood fan, furnace professionally cleaned and serviced (July 2025). The open-concept main floor is perfect for everyday living and entertaining, with a functional kitchen featuring maple cabinetry, corner pantry for added storage, an island, and cozy dining nook. A convenient half-bath completes the main level. Upstairs, you'll find three generously sized bedrooms, including a master with a walk in closet, and a bright main bath. The fully finished basement extends your living space with a large family room and an additional bedroom—ideal for guests, a home office, or a growing family. Enjoy the sun-soaked south-facing backyard, complete with a spacious deck perfect for BBQs, gatherings, or simply relaxing. An oversized double detached garage provides ample parking and storage. This home is ideally located just a 5-minute walk to the Tuscany LRT station, with quick access to Stoney Trail, the Trans-Canada Highway, and Crowchild Trail. Enjoy all the incredible amenities the Tuscany community has to offer, including: The Tuscany Club with a splash park, tennis courts, skatepark, rinks, and a full gymnasium, scenic parks, playgrounds, and walking paths—right across the street, fantastic schools, green spaces, and a vibrant central market with shops,

services, and dining options. Surrounded by friendly, long-term neighbors, this street has a true sense of community that will make you feel right at home. Don't miss your chance to live in one of Calgary's most desirable neighborhoods. Schedule your private showing today—homes like this don't last long!