



GRASSROOTS
REALTY GROUP

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11 Tuscany Valley Road NW
Calgary, Alberta

MLS # A2257126



\$628,800

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions:	n/a
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Breathtaking Victorian-Style Home in Tuscany! Step into charm and character with this stunning 1,600+ sq. ft. home that blends timeless design with modern comfort. The front living room is filled with natural light from oversized windows, centered around a cozy fireplace that's perfect for family gatherings. The kitchen is a true standout, featuring newer appliances, a custom-built island, abundant cabinetry, and a convenient walk-in pantry—ideal for both everyday living and entertaining. The spacious master retreat offers a walk-in closet and a 4-piece ensuite with a relaxing jetted tub. An oversized laundry/mudroom with sink and backyard access adds convenience, while sliding patio doors open to a sunny south-facing yard with mature, low-maintenance landscaping and underground sprinklers. The heated, insulated garage includes a separate electrical panel, offering excellent workshop potential, plus room for additional parking on the side. Recent updates, including fresh paint, furnace, counter tops make this home move-in ready. Located close to the Tuscany School, school bus pick-up, and just steps from one of Tuscany's parks, this home offers not only comfort and functionality but also a fantastic lifestyle in one of Calgary's most desirable communities. A truly unique character home you won't want to miss!