



GRASSROOTS
REALTY GROUP

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50 Tuscany Valley Rise NW
Calgary, Alberta

MLS # A2257364



\$549,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shed

Open house at 1-4pm on Sep 27&28, 2025. Fantastic family home on a quiet street in Tuscany, walking distance to schools and the new LRT platform. Inside there is an open white kitchen with an island and sit up breakfast bar. Top of the line granite counter tops and good appliances make this home special. Gas stove cooking allows you to enjoy better food. Kitchen is open to living room with south exposure and big bay window plus an eating area/dining room. Solid hardwood floors thru out the main floor, up the staircase and in the master bedroom! 4pce bath upstairs plus a 2 pce powder room on the main floor. SO many updates!!Recently replaced dishwasher, smoke detector alarms, New deck with umbrella, Customized coffee and bar counter, Landscaping, Basement has plumbing rough-in for bathroom, Customized guitar rack and TV console with cabinets in basement, and Vent cleaning and furnace maintenance done. Partially finished basement ready to be completed into a large family room and or 4th bedroom. Great opportunity!!