



GRASSROOTS
REALTY GROUP

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141 Tuscany Valley Green
Calgary, Alberta

MLS # A2267152



\$579,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Str		

Heating:	Forced Air, Natural Gas, Steam	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to this charming 3-bedroom, 2-storey home nestled in the highly desirable community of Tuscany! Surrounded by mature trees, this beautifully landscaped property offers a private, fenced backyard, newer large deck and an oversized double garage — a perfect retreat for relaxing or entertaining. Just steps away from scenic ravine pathways and nature trails, you’ll love the balance of tranquility and convenience. Inside, the home features a bright and cozy open-concept floor plan, ideal for family living, The partially developed basement provides extra space and potential for your personal touch, complete with a washer and dryer. The roof was replaced about 4 years ago. Located close to top-rated schools, parks, the Tuscany Club recreation center, tennis courts, restaurants, and abundant shopping , LRT station and convenient access to Crowchild and Stoney Trail for easy escaped to the mountains , or downtown— this is the perfect family home in one of NW Calgary’s most sought-after neighborhoods.