



GRASSROOTS
REALTY GROUP

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230 Tuscany Valley Drive NW
Calgary, Alberta

MLS # A2269464



\$500,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,188 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

Welcome home to this lovely two-storey in the highly desirable community of Tuscany, with exclusive access to the Tuscany Clubhouse and located on the west side of Calgary for quick, easy mountain access. The main floor offers a bright, open layout with a spacious kitchen and large windows that flood the home with natural light, plus a convenient 2-piece powder room. Upstairs features a generous Primary bedroom with a large walk-in closet, a 4-piece bathroom, and two additional bedrooms — one with views of downtown Calgary, making it the perfect home office or flex space. Step into your beautiful south facing backyard, perfect for your morning coffee. Enjoy a large deck, stunning stamped concrete patio, and mature trees that create privacy and atmosphere. In spring and summer, pick fresh fruit straight from your well established raspberry bushes. An oversized double detached garage with a circuit breaker panel provides plenty of parking and is perfect for a workshop or hobby space. This home has been well-loved and lived in, and is ready for your TLC and updates to make it truly shine. The basement is unfinished and waiting for your design vision to come to life. Book your showing today.