



GRASSROOTS
REALTY GROUP

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393 Tuscany Valley View NW
Calgary, Alberta

MLS # A2281645



\$605,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Enclosed, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Open house from 1:00pm to 4:00pm on Saturday & Sunday (Jan 31 & Feb. 1st). Welcome to this well-maintained home with mountain views from upstairs bedrooms and west facing backyard located in the highly sought-after community of Tuscany. Perfectly located just 8 minutes walking distance to the Tuscany LRT station and 3 minutes driving distance to schools, and community amenities. When opening the front door, you are immediately impressed with railing stairs, new thorough vinyl plank flooring (2022), newly painted walls (2022), and open concept layout with a bright east facing living room, a 3-sided gas fireplace, large dining area with a large window and can easily accommodate a larger table to enjoy with family and friends in holiday time, a modern kitchen with large patio doors leading directly to a deck to the backyard for outdoor entertaining, a nice island, updated gas stove (2022), FOTILE wall mount range hood (2022), white cabinetry, quartz countertops (2021), corner pantry and newer SS refrigerator (2022), and a 2-piece bathroom for guests to complete the main floor. The upstairs provides an east facing primary bedroom with two big picture windows to take in the morning sunshine, a walk-in closet, and a 4-piece En-Suite, another two west facing bedrooms with gorgeous mountain views, and a family 4-piece bathroom. The basement is half finished with vinyl plank flooring and has lots of potential to renovate in the future. The double detached garage is deep enough to fit a full-sized truck. The west facing landscaped yard includes a deck, lower patio, and a gazebo for kids or pets to play during evening entertaining time. Other recent updates include Roof (2020), Hot Water Tank (2020), Dishwasher (2021) and Washer (2019). Tuscany offers a great community life, and amenities including the Tuscany Club with ice ring, tennis courts, splash water park. Grocery

stores, playgrounds, schools, walking/biking paths, golf, LRT Station. Easy access to major commuting routes such as Crowchild Trail and Stoney Trail to U of C, Downtown, COP and National Parks etc. Call now for your own viewing!