



**180 Tuscany Valley Way NW
Calgary, Alberta**

MLS # A2290438



\$614,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, No Neighbours Behind, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: TV Mount In Living Room

Nestled in the heart of the highly sought-after community of Tuscany, this beautiful home offers the perfect balance of comfort, lifestyle, and location. Tuscany has long been known as one of Calgary's most desirable neighborhoods, combining family-friendly amenities, scenic surroundings, and easy access to everything you need. Inside the home, you'll find a well-designed layout perfect for modern living. With three spacious bedrooms, three bathrooms and a formal dining room, there is plenty of room for family or guests. The open floor plan easily shows off the newly renovated kitchen and big windows into the South-facing backyard, and you'll love the gas fireplace during those cold winter nights. The primary bedroom features a walk-in closet and 3-piece ensuite. The developed basement adds valuable additional living space, ideal for a recreation room, media area, or kids' playroom. One of the standout advantages of this home is its unbeatable location. Situated right behind Tuscany Club, residents enjoy incredibly convenient access to one of the community's most valued amenities. The Tuscany Club is the heart of the neighborhood, offering recreational facilities, skating in the winter, splash parks in the summer, playgrounds, tennis courts, and community events throughout the year. Families will especially appreciate the close proximity to the four local schools serving Tuscany. The neighborhood was designed with families in mind, and the nearby schools, parks, and safe residential streets create a wonderful environment for children to grow and thrive. Another incredible highlight of living in this part of Tuscany is the breathtaking mountain views. On clear days, the majestic peaks of the Rocky Mountains create a stunning backdrop that reminds you how close you are to Alberta's world-class outdoor

destinations. Tuscany is known for its extensive network of scenic walking and biking paths that weave throughout the community and connect to beautiful green spaces. Whether you enjoy a morning jog, an evening stroll, or biking with family, the pathways provide endless options for staying active outdoors. The nearby environmental park offers a peaceful retreat where residents can experience natural prairie landscapes, wildlife, and quiet spaces to relax. All this just moments away from Stoney Trail, the Trans-Canada Highway, and Canada Olympic Park. This location is fantastic! Book your showing today!