



**188 Tuscany Valley Drive NW  
Calgary, Alberta**

**MLS # A2294247**



**\$815,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Baseboard, Electric, Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

Gorgeous Tuscany home with a separate entrance, 2 bed/2 bath suite! Great location on a quiet street, across from park in the desirable subdivision of Tuscany. Close to all amenities including schools, shopping, the Tuscany rec centre, Y, C-Train and quick access out of town to the mountains. This home is clean and well maintained, with windows and shingles replaced within the past 5 years. The main floor features living room, and spacious family room with double sided fireplace, kitchen with good sized dining area, and an office/den which could serve as a bedroom. Upstairs you will find 3 generous sized bedrooms and a nook area leading to a balcony facing west over a park. The basement suite is spacious with many options for potential renters. The home has a rare rear attached garage in the spacious yard, where you can relax on the front porch, rear deck or upper balcony. Excellent value and opportunity!