



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

MLS # A2296961



\$599,990

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,360 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: na

Welcome to this beautifully updated and well-maintained home in the highly sought-after community of Tuscany, offering over 2,000 sq ft of total living space, 4 bedrooms (3 up, 1 down), 2.5 bathrooms, a fully finished basement, and a detached double garage. Thoughtfully upgraded over the years, this home features newer shingles (2021), hot water tank (2019), updated flooring throughout the home including brand new carpet, modern lighting, refreshed kitchen finishes, upgraded bathrooms, and quality appliances—providing a true move-in-ready experience. The bright and functional main floor showcases an open-concept layout with spacious living and dining areas, highlighted by large windows that fill the home with natural light and a sunny south-facing backyard. A cozy double-sided fireplace adds warmth and character, while direct access to a big yard creates the perfect space for everyday living and entertaining. Upstairs offers three generously sized bedrooms, including a primary retreat complete with a walk-in closet and ensuite, along with a full bathroom for family convenience. The fully finished basement extends your living space with a large family/recreation room, a fourth bedroom, and additional storage—ideal for guests, a home office, or growing families. Outside, enjoy a private yard, perfect for relaxing or hosting. The detached double garage provides excellent parking and storage. Located on a quiet, family-friendly street, this home is just minutes from schools, parks, pathways, shopping, and the Tuscany Club, with easy access to transit including the LRT. Combining thoughtful upgrades, a functional layout, and an unbeatable location, this is a fantastic opportunity to own in one of NW Calgary’s most desirable communities.