



**97 Tuscany Valley View NW
Calgary, Alberta**

MLS # A2298082



\$775,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,745 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

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

Features: Bookcases, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement and Garage Workbench/Shelving, Photo Room Fan and Sinks, Garage Keypad, 2nd Elec Panel (Garage), Slide and Play Structures, Pergola with Trellis and Shades, Medicine Cabinets

Exceptional natural beauty outside; incredible renovations inside: 97 Tuscany Valley View NW is on the only front-facing overlook of 12 Mile Coulee Ravine/Creek/Paths, visible from Verandah, Living Room, Office, Primary and Bed 2. 1.5 blocks away are Tuscany's Clubhouse, Tennis Court, Rink, Playgrounds and a year-round Event/Program locale for all lifestyles: ideal setting, rarely available, with a perfect property as the cherry on top! This gorgeous 1745 + 793 sq ft home exceeds expectation, featuring a wealth of fine finishes, most during the current ownership: rich hardwood and stylish tile through the Main and Upper Floors, roller blinds, curtains, feature paints, wall-paper, lighting, plumbing fixtures including a water filter, and more. Enjoy the completely equipped, contrasting ceiling-height Kitchen with dark cabinets, glass insert and roll-up doors, pot+pan drawers, subway tiles, built-ins/pull-outs, white quartz counters, walk-in + dual pantry cabs, stainless appliances (newer fridge + dishwasher), plus an all-gas range. Expansive windows, some newer with added UV protection, patio and french doors, all pour light through the elegant layout, and updates extend to 2024 furnace and 2025 water tank. The fenced, landscaped West-backing Lot, one of the longest on the block, is a retreat with lilacs, poplars, fruits and vines, 2025 brick patios, safe wide walks front and rear, 20' wide deck, 2020 pergola, and 23.5' x 25.8' oversized Garage with built-ins, 3rd hose tap, 2nd electrical panel, new roofs 2022 and solar panels on home 2024. The balanced plan starts with Foyer and closet, Office Study with custom shelving, room for couch and a massive Living Room with refinished fireplace, all ravine-view. To the rear are a remodeled Half Bath, huge Dining and combined Mud + Laundry with SS washer, dryer and sink, cabinets and shelves. There are two

entry-exits to the back, for efficiency. Upstairs, the view is maximised in two of the 3 over-sized Bedrooms, the Primary has a big Walk-in Closet and renovated 2-sink 5-piece Ensuite, tile and glass Shower with dual-heads, done with the Main Bath vanity/toilet and floors in 2019. The most unique area awaiting discovery is the cozy finished Basement with open Family/Media Room, free-stand Fireplace with thermostat, a Games-Rec, space for Gym-Workout, a 3rd full Bathroom, plus big Guest Bed-and-Relax-Suite (just needs egress window officially). Last but not least, do NOT miss the "Secret Room" through the rotating cylinder-entry – what will it be? A private (and awesome) space for hobbies with 2-basin sink – this was a dark room for photography, so also has a fan maybe for 3D print shop, kids' play area, superhero change room, speak-easy, storage or magical mystery tour! See the detailed iGuide Floor Plans, 3D Tour for preview before your visit but do not waste time – will not last long!