



GRASSROOTS
REALTY GROUP

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212 Tuscany Valley Way NW
Calgary, Alberta

MLS # A2195943



\$596,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Your New Home in Tuscany! Nestled in the heart of the desirable Tuscany community, this beautifully maintained 2-storey home is perfect for first-time buyers and growing families alike. Built in 1996 and lovingly cared for by its original owner, this home offers a bright, open layout with an abundance of natural light. The oversized main floor boasts multiple entertainment areas, ideal for hosting or relaxing with loved ones. Upstairs, you'll find two spacious bedrooms, two full bathrooms, and a stunning open-to-below office area—perfect for remote work or a cozy reading nook. The partially finished basement offers endless possibilities, allowing you to customize the space to fit your needs. Plus, you'll love being just minutes from shopping, parks, and scenic walking trails. Don't miss out on this incredible opportunity—schedule your showing today!