# \$599,900 - 57 Tuscany Valley Green Nw, Calgary

MLS® #A2217408

# \$599,900

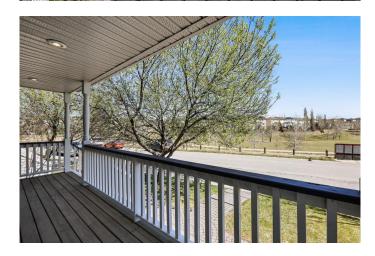
3 Bedroom, 3.00 Bathroom, 1,312 sqft Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Back on the market due to financing. Ideal 2-storey family home with double garage in the vibrant community of Tuscany close to schools, parks and shopping. Enjoy beautiful park views from your front porch and the spacious, open-concept main floorâ€"perfect for family living and entertaining. MAIN LEVEL: features hardwood flooring, modern white kitchen complete with quartz counters, gas range, large white granite silgranit sink overlooking the backyard, subway tile backsplash, and a pantry for extra storage. A dropped mudroom keeps the day-to-day mess at bay and adds practicality to the home's design. UPPER LEVEL: features a generous primary retreat with a walk-in closet and private 4-piece ensuite, two additional bedrooms, a full 4-piece bath. LOWER LEVEL: The basement offers a versatile rec room, easily convertible to a guest room or home office, plus a massive laundry and storage area. OUTDOORS: The sunny west-facing backyard is surrounded by mature trees and features a covered deckâ€"ideal for BBQing and entertaining. A double detached garage adds convenience. Ideally located within walking distance to schools, shopping, and the C-Train, this home combines pride of ownership with an unbeatable location. Don't miss outâ€"book your showing or explore the virtual tour today!







Built in 1999

#### **Essential Information**

MLS® # A2217408 Price \$599,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,312 Acres 0.06 Year Built 1999

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 57 Tuscany Valley Green Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2K3

Postal Code TSL 2N3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, See Remarks

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Front Yard, Landscaped, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 3rd, 2025

Days on Market 10 Zoning DC

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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