# \$749,900 - 150 Tuscany Valley Green Nw, Calgary

MLS® #A2206050

## \$749,900

4 Bedroom, 4.00 Bathroom, 1,591 sqft Residential on 0.09 Acres

Tuscany, Calgary, Alberta

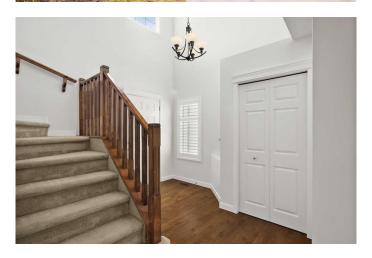
Welcome to this beautifully maintained detached home in the highly sought-after community of Tuscany! Offering 4 spacious bedrooms and 3.5 baths, this property is perfect for growing families. The entire home has been freshly painted, creating a bright and inviting atmosphere throughout. The open concept living area flows seamlessly, and the fully finished basement includes a cozy family room and an additional bedroom, providing ample space for everyone. Upstairs, you'll find 3 well-sized bedrooms, including a primary suite with an en-suite bath and a walk-in closet. There's also a versatile flex space, perfect for a home office or play area. The roof was replaced in 2022, providing peace of mind for years to come. Additionally, air-conditioning was installed 4 years ago. ensuring comfort during the warm summer months.

Step outside to enjoy the fully fenced backyard, which offers peaceful views of the nearby park and walking paths – ideal for outdoor activities. Plus, the property is equipped with an irrigation system, making lawn care a breeze and ensuring your yard stays lush and green year-round.

Located in an established, family-friendly neighborhood with excellent schools nearby and quick access to Stoney Trail, this home truly has it all. Don't miss out on the opportunity to call this beautiful home yours, make us an offer that we can't refuse!







## **Essential Information**

MLS® # A2206050 Price \$749,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,591 Acres 0.09 Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 150 Tuscany Valley Green Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2K4

#### **Amenities**

Amenities Clubhouse, Park, Picnic Area, Playground, Recreation Facilities,

Recreation Room, Racquet Courts

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Other

Lot Description Back Yard, Lawn Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 9

Zoning R-CG

HOA Fees 264

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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