

212 Tuscany Valley Way NW
Calgary, Alberta

MLS # A2280648



\$729,990

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Stone Counters		

Inclusions: N/A

Welcome to this fully renovated detached home in the heart of Tuscany. Offering over 2,100 sq. ft. of thoughtfully updated living space, this 3-bedroom, 3.5-bath residence blends modern finishes with exceptional functionality and views. The main floor has been completely refreshed with new flooring and a stylishly updated kitchen, creating a bright, welcoming space for everyday living and entertaining. A main-floor den provides the perfect setup for working from home or a quiet study. Upstairs, in addition to spacious bedrooms, a flex space offers versatility for a play area, reading nook, or second office. Enjoy stunning mountain and downtown views from the upper level, adding a special touch to daily living. The fully developed basement expands the home's usability and includes a basement den, a 3-piece bathroom, a large family room, a games flex space, and ample additional storage within the mechanical room. Outside, the property is fully landscaped and features a welcoming front porch and a rear deck, ideal for relaxing or hosting. An existing 20' x 22' detached garage provides convenient parking and storage. Ideally located within minutes of the Tuscany Community Centre, schools, grocery stores, parks, and pathways, this home offers both convenience and a strong sense of community. Move-in ready, thoughtfully renovated, and perfectly positioned—this is Tuscany living at its best.