

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

**MLS # A2293994**



**\$675,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to a home that just feels right the moment you walk up&mdash;set in the heart of Tuscany, where family living and everyday convenience come together effortlessly. Offering 1,652 sq ft above grade with a fully finished basement, this 3+1 bedroom, 3.5 bathroom home delivers space, layout, and recent updates. Step inside to a welcoming foyer that opens into a thoughtfully designed main floor. A warm and inviting living room with a gas fireplace sits to one side&mdash;perfect for relaxing evenings&mdash;while a formal dining room on the other side is ideal for hosting family dinners and special occasions. The kitchen, beautifully redone in 2016, anchors the home with style and function, flowing seamlessly into the bright breakfast nook. From here, step out through new French doors to your west-facing backyard&mdash;an ideal setting for sunny afternoons, summer BBQs, and evening unwinding on the deck. A practical mudroom/laundry space with separate exterior access and a closet keeps daily life organized, while a convenient 2-piece bath completes the main level. Upstairs, you&rsquo;ll find three generously sized bedrooms, including a comfortable primary retreat featuring a 3-piece ensuite and a large walk-in closet. The additional bedrooms are notably larger than typical kids&rsquo; rooms and share a well-appointed 4-piece bathroom&mdash;perfect for growing families. The fully finished basement expands your living space with a large open recreation room&mdash;ideal for movie nights, a home gym, or a play area&mdash;along with a fourth bedroom, full 4-piece bathroom, and ample storage. Over the past five years, this home has seen extensive updates that bring both peace of mind and modern comfort, including a new furnace, central air conditioning, hot water tank, updated carpeting throughout, new French doors to the deck, a new rear mudroom

door, and the full replacement of Poly-B plumbing. Even the front veranda has been freshly painted, adding to the home's curb appeal. Outside, the double detached garage offers secure parking and additional storage, plus additional RV parking adjacent, while the west-facing yard invites you to enjoy Calgary's long summer evenings. Living in Tuscany means more than just a great home—it's a lifestyle. Enjoy access to the Tuscany Club, with its year-round amenities, parks, skating, and community events. You're also just minutes from excellent schools, shopping, pathways, and major routes, with easy access to Winsport (COP), the Calgary Farmers' Market West, and the mountains for weekend escapes. This is the kind of home that checks all the boxes—updated, move-in ready, and set in one of NW Calgary's most loved communities.