

**188 Tuscany Valley Drive NW**  
**Calgary, Alberta**

**MLS # A2294247**



**\$815,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Baseboard, Electric, Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<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>	No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

Gorgeous Tuscany home fronting park with a separate entrance, 2 bed/2 bath legal suite. Total of 2900 square feet. Great location on a quiet street, across from park in the desirable subdivision of Tuscany. Close to all amenities including schools, shopping, the Tuscany rec centre, Y, C-Train and quick access out of town to the mountains. This home is clean and well maintained, with extensive use of hardwood on the main floor and primary bedroom. The windows and shingles replaced within the past 5 years. The main floor features living room, and spacious family room with double sided fireplace, kitchen with good sized dining area, and an office/den which could serve as a bedroom. Upstairs you will find 3 generous sized bedrooms and a nook area leading to a balcony facing west over a park. The legal basement suite is spacious with many options for potential renters. The home has a rare rear attached garage in the spacious yard, where you can relax on the front porch, rear deck or upper balcony. Excellent value and opportunity!