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189 Tuscany Valley Way NW
Calgary, Alberta

MLS # A2352551

$558,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,204 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Front Yard, Landscap		

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-C1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, range hood, dishwasher, washer & dryer, all window coverings, garage opener & 1 remote, 2 TV wall mounts, central vacuum and attachments, garden shed, shelving & gray workbench in garage, deep freeze in basement, playhouse in backyard, basement entertainment unit, 2 ceiling fan remotes, birdhouse in front, wooden BBQ grill station in backyard, Telus smart doorbell

Welcome to 189 Tuscany Valley Way, a 2-storey home in a family-friendly community known for its welcoming neighbours and outstanding amenities. A beautiful mature tree offers welcome privacy for the freshly painted front porch and living room, creating a lovely sense of seclusion from the street. New luxury vinyl plank (LVP) flooring extends throughout almost the entire main floor, including the kitchen, which also features freshly repainted cabinetry and a generous pantry. The fridge, dishwasher and range were all replaced in 2021. A convenient main-floor laundry closet with a shelf and a dryer replaced in 2021 adds everyday ease, while the half bathroom is tucked just off the kitchen. Upstairs, 3 bedrooms include a spacious primary with a large walk-in closet and ceiling fan; it was painted about 2 years ago. The full bathroom upstairs features a tub/shower combination and a skylight replaced in 2018. Downstairs, the developed basement offers a rec room with the TV shelving unit included, an office or play nook, and a 4th bedroom with its own ensuite and tub/shower combination. Step outside to a fully fenced yard with lawn, a shed, a kids’ playhouse and a generously sized deck, perfect for relaxing or entertaining, with a custom wooden BBQ bar conveniently located beside it. A double detached garage off the rear lane completes the package. Shingles were replaced in 2018, and the garage shingles in 2026. Just one block from Tuscany Club, enjoy year-round recreation including a winter hockey rink and skating oval, summer splash park, playground, gymnasium with seasonal programs and activities, basketball and tennis courts, skatepark and private event spaces. The home is also about 2 blocks from an elementary school and a middle school, a short walk to shopping, and a short walk or drive to the Tuscany LRT station, with multiple

schools nearby.

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