

\$609,900 - 11 Tuscany Valley Road Nw, Calgary

MLS® #A2257126

\$609,900

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Single Family on 0.09 Acres

Tuscany, Calgary, Alberta

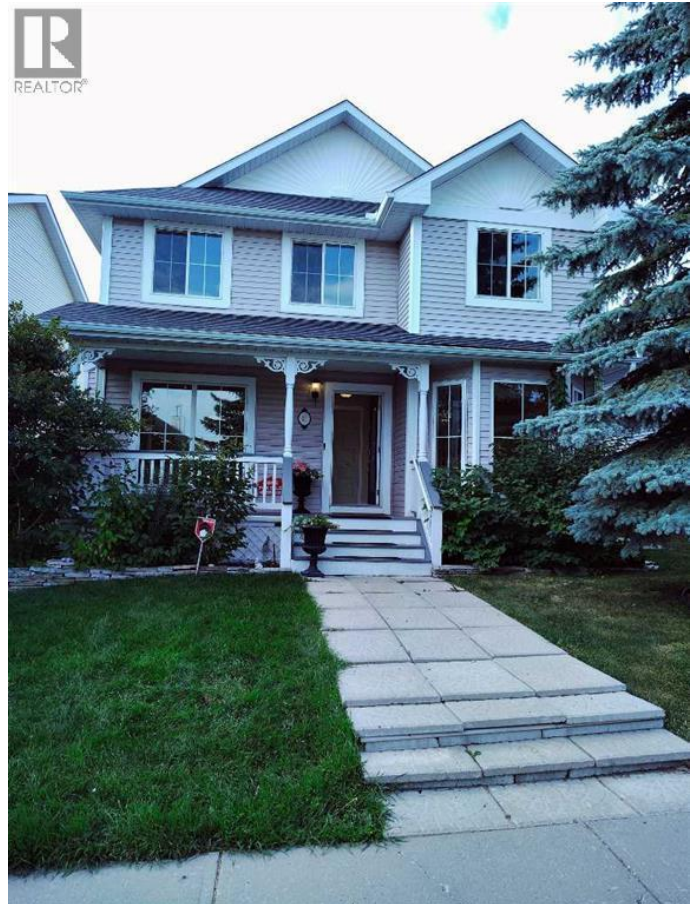
This 1,600+ sq. ft. home offers a practical layout with features designed for comfort and convenience. The front living room receives ample natural light through oversized windows and includes a fireplace. The kitchen is equipped with newer appliances, a custom-built island, extensive cabinetry, and a walk-in pantry. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a jetted tub and in-floor heating. An oversized laundry/mudroom provides a sink, backyard access, and additional storage. Sliding patio doors open to a south-facing yard with mature landscaping, low-maintenance design, and underground sprinklers. Recent updates include a newer furnace, countertops, new vinyl flooring on the main floor, and a recently replaced roof. The heated, insulated garage is fitted with a separate electrical panel and allows for workshop use. A gravel pad beside the garage provides space for extra storage. Located near Tuscany School, school bus pick-up, and within walking distance of a local park, this home combines functional living with a convenient location in one of Calgary's established communities. (id:6289)

Built in 1997

Essential Information

Listing # A2257126

Price \$609,900



Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,640
Acres	0.09
Year Built	1997
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11 Tuscany Valley Road Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3I2C1

Amenities

Amenities	Schools, Shopping, Clubhouse
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

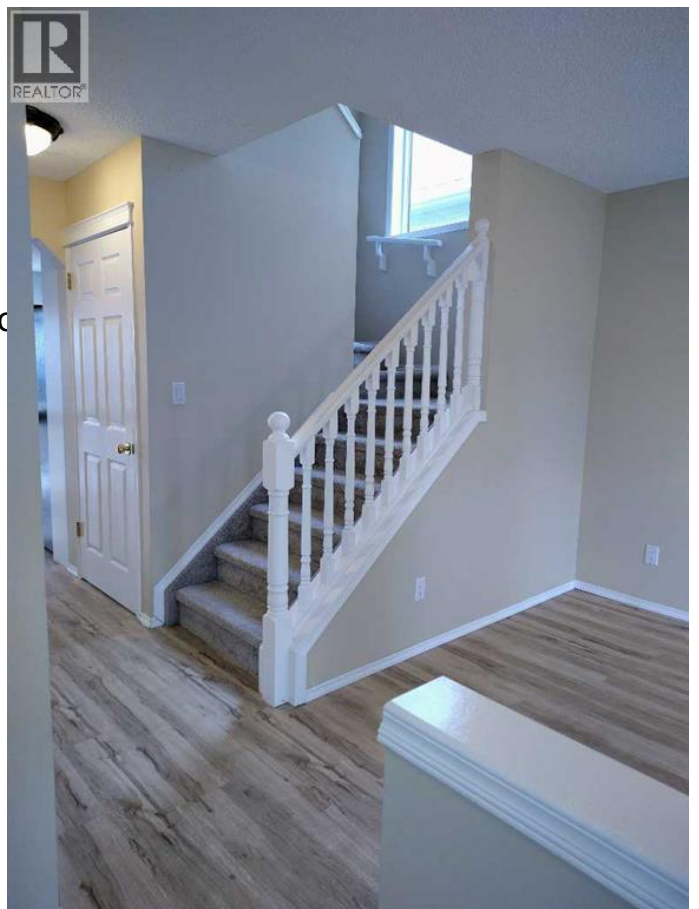
Appliances	Refrigerator, Dishwasher, Stove
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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