

192 Tuscany Valley Green NW Calgary, Alberta

MLS # A2225975


\$774,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,710 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Front doorbell camera and security system

****OPEN HOUSE - CANCELLED **** An incredible opportunity to own a nearly new home in one of Calgary's most established and sought-after neighbourhoods - Tuscany. Built on one of the last parcels of land in the community, this home offers the unique benefit of modern construction in a mature, fully developed area. With nearly 2,500 square feet of beautifully finished living space across three levels, this meticulously maintained home offers 4 bedrooms, 3.5 bathrooms, three separate living areas, and a den or office, providing flexibility for work from home or a kids play area. The open concept main floor is centred around a timeless kitchen that's ideal for entertaining. It's finished with ceiling-height white upper cabinets, rich stained maple lowers, quartz countertops, a large island with bar seating, and a corner pantry for added storage. The kitchen has been upgraded with Black Stainless-Steel appliances, including a gas range, OTR microwave, and French door refrigerator. Resilient laminate flooring runs throughout the main level, making it perfect for families and those with pets. The kitchen opens directly to the dining and living areas, where a beautiful gas fireplace with new tile surround and wood mantel adds warmth and charm. A bright front den offers a private, sunlit space ideal for a home office or study. Upstairs, a central bonus room provides additional living space and separates the primary suite from the secondary bedrooms for enhanced privacy. The primary suite has a custom California Closets walk-in and a newly renovated 4-piece ensuite featuring dual vanities and a stunning, fully tiled walk-in shower with 10mm glass. Two generous bedrooms and a full bathroom complete the upper level, along with new upper-floor laundry for convenience. The professionally developed basement adds additional living space, with an

expansive rec room (16'6" x 17'10") featuring a bar, beverage cooler, and built-in storage, perfect for entertaining. A large fourth bedroom, a new 3-piece bathroom, and additional storage complete the lower level. Enjoy your morning coffee on the covered front porch with sunny southern exposure, or entertain guests on the oversized rear deck, which spans the full width of the home. A brand-new (22' x 24') double garage provides plenty of space for vehicles and storage. Set on a quiet, family-friendly street, this home offers the peace of mind of a new home with the unbeatable convenience of nearby schools, parks, pathways, and all the amenities that make Tuscany one of Calgary's most desirable communities.