

141 Tuscany Valley Green
Calgary, Alberta

MLS # A2267152



\$579,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Str		

Heating: Forced Air, Natural Gas, Steam

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Cedar, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

Welcome to this charming 3-bedroom, 2-storey home nestled in the highly desirable community of Tuscany! Surrounded by mature trees, this beautifully landscaped property offers a private, fenced backyard, newer large deck and an oversized double garage — a perfect retreat for relaxing or entertaining. Just steps away from scenic ravine pathways and nature trails, you’ll love the balance of tranquility and convenience. Inside, the home features a bright and cozy open-concept floor plan, ideal for family living, The partially developed basement provides extra space and potential for your personal touch, complete with a washer and dryer. The roof was replaced about 4 years ago. Located close to top-rated schools, parks, the Tuscany Club recreation center, tennis courts, restaurants, and abundant shopping , LRT station and convenient access to Crowchild and Stoney Trail for easy escaped to the mountains , or downtown— this is the perfect family home in one of NW Calgary’s most sought-after neighborhoods.