



**GRASSROOTS**

REALTY GROUP

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**328 Tuscany Valley View NW  
Calgary, Alberta**

**MLS # A2296182**



**\$668,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,827 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** N/A

\$20000 price reduction!!!! ATTRACTIVE PRICE AND VIEW VIEW VIEW!!!! RARE OPPORTUNITY WITH SPECTACULAR VIEW IN THIS WELL DEVELOPED NEIGHBOURHOOD IN TUSCANY!!!! NW CALGARY!!!! WELL LOVED HOME WITH NEW ROOF (2025) NEW FLOORING ON MAIN FLOOR(2024) NEW WATERTANK (2024) NEW TOILETS (2024). PRICED SO YOU MAY ADD YOUR OWN TOUCHES TO MAKE THIS YOUR DREAM HOME!!!! This warm and inviting 2-storey home in the heart of the highly sought-after, family-friendly community of Tuscany—backing onto a beautiful natural green space for added privacy and peaceful views. From the moment you step inside, you’ll feel right at home. The main floor features a bright and open layout with soaring vaulted ceilings in the foyer, a spacious living room filled with natural light, and a functional kitchen complete with a central island—perfect for busy family mornings or entertaining. The dining area opens onto a low-maintenance deck, where you can relax while the kids play in the private backyard surrounded by lovely fruit trees. Upstairs is designed with family living in mind, offering a generous bonus family room with a cozy fireplace—ideal for movie nights or a kids’ hangout space. The large primary bedroom includes a 4-piece ensuite, walk-in closet, and beautiful sunrise views. Two additional well-sized bedrooms and a full main bathroom complete the upper level. The unfinished basement provides a great opportunity to create extra living space tailored to your family’s needs, with a bathroom rough-in already in place. Located just minutes from the Tuscany Club, schools, shopping, parks, playgrounds, scenic walking and biking paths, and the C-Train, this is a location that truly supports an active family lifestyle. Lovingly cared for by the owner, this

home is full of potential and ready for its next chapter. With just a little TLC, you can move in and make it your own&mdash;just in time to enjoy the holidays. A fantastic family home in an unbeatable location&mdash;come see it for yourself!